

Mt. Holly Springs Planning Commission

Meeting Minutes – June 27, 2016

I. Call to order

Steve Blair called to order the regular meeting of the Mount Holly Springs Planning Commission at 7:02 p.m. on June 27, 2016 at the Borough Office.

II. Roll call

The following persons were present: Steve Blair, Pam Still, Merle Barclay, Katie Daniels, MHS Solicitor Mark Allshouse, Kirk Stoner, Cumberland County Planning Commission, and MHS Zoning Officer Joe Andreatti. Also present for all or part of the meeting were Mayor Boise, Leroy “Cork” Shildt, Ed Kendall, Jim Collins, Brophy, Lois Stoner, and Deborah Halpin-Brophy from Borough Council; and Richard Gobin (Holly Pharmacy, Annan Hollinger (Hollinger Funeral Home), and John Madden (Madden Engineering)

Pam Still motioned to accept the minutes from the May meeting. Merle Barclay seconded the motion. The minutes were approved as submitted.

III. New Business

John Madden from Madden Engineering reviewed the **Preliminary/Final Land Development Plan for 103 N. Baltimore Avenue, MHS, dated June 10, 2016**. Madden had no issues with the June 21, 2016 comments submitted by HRG Engineering; however it was noted that HRG used old zoning ordinances and Madden will adjust the plan according to current/proposed zoning ordinances. Due to the lot size, sewage planning not necessary, and the plan was submitted to the County Conservation organization for review.

J. Andreatti, Codes Officer, has approved the reduction in parking spaces for this building with its current use. This reduction does not transfer to future owners if the building use is not the same.

A long and detailed conversation ensued regarding ADA requirements in the current zoning ordinance that are more restrictive than Federal regulations. Merle Barclay made a motion, seconded by Pam still and approved unanimously with the following conditions. Mr. Madden will re-submit the amended plan for appropriate review and to Borough Council for approval.

Conditions for Approval:

- The handicapped parking aisle will conform to Federal ADA regulations, and the sidewalk must be level with the parking lot. (1405)
- The dumpster for this lot must be located as recommended by the Codes Officer and shall be enclosed on all sides that face a residential space (1109)

- The plan will confirm to the number and location of trees required for this lot, paying attention to site triangles.
- The plan will note that new zoning ordinances apply. (As-of date to indicate changes.)
- The plan will note that an approved, by-use reduction in parking spaces applies.
- A copy of the plan will be sent to proper authorities for review and comment.
- The plan will include satisfactory resolution of all other HRG comments (revised zoning review required using the new (proposed) zoning ordinances.

IV. Old Business

Comments regarding proposed zoning ordinances were made by Codes Officer Joe Andreatti and Borough Council members Cork Shildt and Ed Kendall, with discussion from Jim Collins:

1. **14.07** - ADA-related ordinances are more restrictive than Federal ADA regulations.
ACTION: Andreatti to send ADA Federal regulations to Steve Blair for review and possible adjustment to MHS proposed ordinance.
2. **16.01b6 and 16.15.h** – Language should match and indicate that Council approves, Secretary certifies, and County is notified of any changes made to ordinances.
3. **14.07a** – Correct formatting of this title number.
4. **10.06** - Changes made regarding floodway restrictions (setback, use of fill, and re-build after 50% damage) are with State coordinator and waiting for his review before any additional changes are submitted.
ACTION: Katie Daniels made a motion to amend reference to Fair Market Value regarding damage re-build section so that this value is presented “in writing by a licensed real estate professional. Pam Still seconded and the motion passed. Kirk Stoner to update the ordinance accordingly.
5. **10.05.7C3** – Clarification regarding “Open fencing.” This ordinance will remain as, “including but not limited to...” versus adding another type of open fencing.
6. **11.06A** – A clear sight triangle does not permit anything 3-8 feet above street grade.
7. **11.08A3** – Setbacks at Intersections. Structures next to driveways and parking areas should not infringe on line of sight at intersections. Structures existing before this ordinance was in place regarding line of sight are grandfathered.
ACTION: Regarding intersections of secondary or tertiary streets and infringement on line of sight, Council will provide a list of Primary Streets – setback is 40 feet for these; all secondary and tertiary streets will have a 20-foot setback requirement

8. **13.03A4 – Event Signage.**

ACTION: At the request of Council, Pam Still made a motion to amend/quantify this language to say "...10 days after the event" so that the Codes Officer can accurately enforce the removal of signage.

Steve Blair will attend the next Council Workshop (Thursday at 7:15/30 until 8:30p.m. to assist with questions about the proposed zoning ordinances still under discussion.

V. Adjournment

Motion to adjourn made by Katie Daniels. Second by Pam Still. Meeting adjourned at 9:15pm.

Minutes submitted by: Katie Daniels