

Mt. Holly Springs Planning Commission

Meeting Minutes –August 21, 2019

I. Call to Order

Steve Blair called to order the regular meeting of the Mount Holly Springs Planning Commission at 7:00 p.m. on August 21, 2019 at the Borough Office.

The following persons were present: Steve Blair, Pam Still, David Toner, Jason Kennedy, and Merle Barclay. Katie Daniels, Borough Council liaison was also present.

Pam Still motioned to accept the minutes from the July 17, 2019 meeting. David Toner seconded the motion. The minutes were approved as submitted.

II. Public Opinion

There were no public comments.

III. New Business

There was no new business.

V. Old Business

A. There was a discussion about the ATAK plan. Subdividing the lots creates several nonconformities, including too much impervious area, insufficient setbacks, and adequate access. Some of the issues have been addressed, but there are still several questions. Pam Still asked about the dumpster and required screening. The 236 N. Baltimore lot does not meet parking space requirements. ATAK could complete a waiver form and submit it to the Codes Enforcement Officer. There are separate water lines, but ATAK needs to verify if the sewer lines are separate. There is no lighting shown for the parking area.

Steve Blair will check with the Borough Solicitor regarding the need to go to the Zoning Hearing Board to address building setbacks, impervious area, landscaping, and whether the parking area must be paved. There is also a question about dwelling unit density. It was suggested to ATAK to submit a request for an extension.

Merle Barclay motioned to table the ATAK plan until the September 18, 2019 meeting. Jason Kennedy seconded the motion. The motion was approved unanimously.

B. Flohr Plan Extension

Dan Flohr presented an update on the progress of his plan. Currently, he is waiting for a response from PA Department of Forestry. The county is not interested in the property

because of the railroad crossing and the potential liability. Mr. Flohr wants to preserve the woodland area and leave a legacy for his children. He is requesting an additional 180 days extension. Katie Daniels suggested using a date certain, which would be April 14. This would actually be 191 days and be a date past the Borough Council meeting in that month. March 18, 2020 would be the last Planning Commission meeting before the deadline. Steve Blair reminded Mr. Flohr that the borough now has a new SALDO in place and this may be the last extension.

Pam Still made a motion to recommend the extension to Borough Council. David Toner seconded the motion. The motion passed.

V. Other Business

There was no other business.

VI. Liaison Report

Katie Daniels reported that the Borough Council passed a resolution on August 12 to approve the booklet and accompanying forms that pertain to the SALDO. Steve Blair will notify Steve Hoffman at Cumberland County Planning to finalize all SALDO materials with that date.

VII. Adjournment

Merle Barclay motioned to adjourn. David Toner seconded the motion. The meeting adjourned at 8:28 p.m.

Minutes submitted by: Merle Barclay