

Mt. Holly Springs Planning Commission

Meeting Minutes – August 27, 2018

I. Call to Order

Steve Blair called to order the regular meeting of the Mount Holly Springs Planning Commission at 7:03 p.m. on August 27, 2018 at the Borough Office.

The following persons were present: Steve Blair, Pam Still, David Toner, Joe Breyemeier, Merle Barclay, and MHS Solicitor Mark Allshouse. Katie Daniels, Borough Council liaison, and Steve Hoffman from Cumberland County Planning were also present.

Pam Still motioned to accept the minutes from the July 23, 2018 meeting. David Toner seconded the motion. The minutes were approved as submitted.

II. Public Opinion

There were no public opinion comments.

III. New Business

There was no new business.

IV. Old Business

A. SALDO Review

In Article 7, Appendices B and C will be removed. These are the Land Development Agreement and Mobile Home forms. Mark Allshouse recommended these should be approved as policy and not part of the SALDO itself. If they are part of the SALDO and are changed, then the whole SALDO must be changed. This would require the whole process including public notice and hearing.

The borough will need to create a Zoning Permit.

Appendix A, Specifications for Curbs and Sidewalks, must be compared to ADA requirements. Troy Russell will be asked to do this, but commission members can also do comparisons. Pam still will send a link to the ADA specifications.

Article 3, Definitions, was reviewed. There was a question about steep slopes and allowed development. Typically, when the average slope exceeds 15%, then no development is allowed on slopes greater than 25%. Steve Hoffman will send out the Tri-County definition and requirements.

Mark Allshouse pointed out that land development in one zone is not considered contiguous with another zone, if there is a road between the zones. He recommended that we look closely at our definitions of cartway, alley, access way, etc. This is frequently

subject to litigation. Take into consideration that an alley can also be a cartway. A cartway could be part of a private street. Is the road public or private? Is the street dedicated to the Borough or not?

Municipality should be defined specifically as Mount Holly Springs Borough and Mount Holly Springs Borough Authority.

Steve Hoffman suggested that we can add 'flexibility of design' to cover new materials or designs, such as, superpave or roundabouts. The consensus is to include it.

If we require recreation land or a fee in lieu of, then we must have a recreation plan. Usually, the recreation plan is in the Comprehensive Plan.

Mark Allshouse reminded us to compare the SALDO to the Zoning ordinances before it is adopted.

V. Other Business

Tom Day mentioned that we will probably receive plans for subdividing the post office property.

VI. Liaison Report

There was no report.

VII. Adjournment

Merle Barclay motioned to adjourn. Joe Breymeier seconded the motion. The meeting adjourned at 8:46 p.m.

Minutes submitted by: Merle Barclay