

Mt. Holly Springs Planning Commission Meeting

Minutes June 17, 2026

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 June 17, 2026 at the Borough Office.

The following persons were present: Steve Blair, Merle Barclay, Pam Still, Gus Ginter, and Tristan Cyree. Mayor Deb Halpin-Brophy was also present.

Pam Still motioned to accept the minutes from the meeting of May 20, 2026. Gus Ginter seconded the motion. The minutes were approved.

II. Public Opinion

There was no public opinion.

III. New Business

The owners of 600-604 North Baltimore Avenue are considering an additional apartment building. Jason Bonawitz has received a sketch drawing, but no official plan has been received yet. The proposed building would have 11-12 units. There was some discussion about the review process since this would be a larger and more complicated plan than those typically presented to the Borough.

IV. Old Business

Discussion of the Comprehensive Plan focused primarily on how it could be impacted by the closure of the Mount Holly Springs Elementary School at the end of the 2027-2028 school year. Since the property is approximately 11 acres, there many possibilities for future development.

Rick Copen, professor at Central Penn Business School, presented some ideas from his students for potential inclusion in our comprehensive plan. He also presented an agenda for the public meeting regarding the school property and will help facilitate it. The public meeting has been advertised and is scheduled for July 12 at 2:00 pm in the gymnasium of the Mount Holly Springs Elementary School.

A flyer will be included with the quarterly water and sewer bill. The flyer will have a QR code to link to a short survey. Paper copies of the survey will also be made available

at various locations in the Borough. There was discussion about other ways to reach residents, especially renters who may not receive water bills.

The discussions also included consideration of possible rezoning. Current zoning is R1, which is fairly restrictive. General consensus was that rezoning should not be considered until the property has been purchased to see what plans a new owner may have.

Pam Still suggested pursuing a grant to help with strategic planning for development of the property which could be very helpful in writing the grant for funds to help the Borough purchase the property. Strategic development planning would require resources beyond the capability of the Planning Commission.

V. Other Business

There was no other business.

VI. Liaison Report

The Borough's solicitor is now Kelso Law LLC. Melissa Kelso is the primary contact.

Emily's Cupcakes planned for North Baltimore Avenue has received the required permits for operation.

The former hardware store on South Baltimore Avenue has new owners who are considering shops for coffee, ice cream, and knitting supplies.

The owners of Precision Fly Shop have a liquor license and are considering opening a restaurant.

VII. Adjournment

Pam Still motioned to adjourn. Gus Ginter seconded the motion. The meeting adjourned at 8:40 pm.

Minutes submitted by: Merle Barclay