

Mt. Holly Springs Planning Commission

Meeting Minutes – October 22, 2018

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 October 22, 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, was also present.

Pam Still motioned to accept the minutes from the September 24, 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. Flohr Plan Extension

There was short discussion about extensions to the Flohr plan. Steve Blair will work with Borough Secretary Sara Jarrett to contact and inform Mr. Flohr that any future extensions may be subject to the new SALDO ordinance. It is possible the new ordinance could be considered a 'pending ordinance' by January.

B. SALDO Review

There was some discussion about process and timeline for completing the SALDO ordinance. There are five basic steps to complete.

Step One is obtaining unofficial comments from Borough Council members before the Planning Commission recommends approval. Steve Blair will work with Sara Jarrett to distribute draft copies to them.

Step Two is formal recommendation to Borough Council by the Planning Commission.

Step Three is a public meeting held by the Planning Commission to get public comments.

Step Four is a public meeting held by Borough Council to get public comments. These two steps may be a joint meeting.

Step Five is a formal public hearing held by Borough Council prior to an official vote by Council.

HRG had a few recommendations which will require a few revisions by Steve Hoffman before submitting the SALDO for any comments.

Road Classes -- HRG likes their classifications, but Mark Allshouse suggested it is better to match the definitions in the Comprehensive Plan. The consensus was to follow Mark's recommendation.

Private Road Requirements -- HRG recommends adding these back into the SALDO. The consensus was to table this until the next planning meeting and discuss with Steve Hoffman.

Sidewalk Standards -- HRG recommends using drawings they submitted. Joe Breymeier suggested getting Troy Russell's recommendation. One option is adding the drawings as an appendix. Steve Blair will contact Troy.

Traffic Signal Analysis -- HRG questioned the removal of requirements. Mark Allshouse recommended we should not separate the traffic signal warrant analysis from the traffic impact study. Steve Blair will ask Steve Hoffman to use appropriate wording to cover this.

Merle Barclay suggested Section 505, 3A be changed to match the definition of monuments. Katie Daniels asked for consistency in the use of numbers. They should all be words only from zero to nine and numbers only for 10 and higher.

V. Other Business

Mark Allshouse will be out of town and unable to attend the November meeting. He requested a release from attending Planning Commission meetings. Mark has a potential offer that would conflict our meetings. After the SALDO is complete, there would not be a lot of work. He would be able to provide a substitute, when necessary. One possible option is to change our meeting nights. Mark will discuss the situation with Borough Council.

VI. Liaison Report

There was no report.

VII. Adjournment

Joe Breymeier motioned to adjourn. Pam still seconded the motion. The meeting adjourned at 8:54 p.m.

Minutes submitted by: Merle Barclay