

Mt. Holly Springs Planning Commission

Meeting Minutes – March 26, 2018

I. Call to Order

Steve Blair called to order the regular meeting of the Mount Holly Springs Planning Commission at 7:07 p.m. on March 26, 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 February 26, 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 Review

Katie Daniels confirmed that Borough Council's offer to extend the deadline for an additional 90 days and the billing for the HRG engineering review were received by Mr. Flohr. The new deadline is July 9, 2018. The original 90 days began the first meeting after the plan was submitted. There was a general discussion about the timeline and start date for plans submitted to the Borough.

B. SALDO Review

Troy Russell, Codes Enforcement Officer, requested that automatic fire alarm systems be included with the sprinkler system check in the booklet. Steve Hoffman has made the addition to the booklet. The request for a note that the owner must call PA 1 Dig before construction has also been added to page 8. Troy also asked if sidewalk cuts and street construction should be included. These will not be addressed in the booklet because they are too detailed and will be in the ordinance itself.

There was a modification to our previous review of Article IV, Section 401, 6c on Page 4-2. A note has been added to clarify that any additional engineer review and solicitor fees are to be paid by the applicant.

Mark Allshouse said that resolutions are not a good way to do a fee schedule. This would require multiple resolutions and a resolution would be required for all fees. Fees cannot be set without an ordinance. Council can pass an ordinance that says fees are set by resolution. The fees will be in the booklet but not in the SALDO ordinance.

Steve Hoffman said Bill Kick from HRG wants to know if street lighting and street/curb trees will be included. They will not because they are already addressed in the Performance section of the Zoning Ordinance. Bill will include an exhibit for Street, Curb, and Sidewalk Construction.

There was a discussion about sewer connections because the ordinance requires connection if there is public sewer within 1000 feet. The question was raised if we can use HRG. Mark said that we could use a list of certified sewage inspectors, since Mount Holly Springs does not currently have a certified Sewage Codes Enforcement Officer. The 1000 feet distance is typical in many municipalities. It was mentioned that there is a Borough ordinance requiring private, onsite sewage systems must be inspected every six years.

Steve Hoffman said that we will start reviewing Chapter 5 of the SALDO in April.

V. Other Business

Pam Still asked about updating the Comprehensive Plan. The Municipal Planning Code requires review every ten years. Typically, the comprehensive plan is done before revising zoning and SALDO ordinances. The comprehensive plan includes a future land use map, which is an expectation and not a guarantee of how land will be used. The Comprehensive Plan will be done after the SALDO is complete. It may be done before the 2020 Census because much of the information can be obtained from the annual American Community Surveys.

Steve Hoffman said Cumberland County Planning is preparing new courses on drones, recycling, and Cumberland County history.

VI. Liaison Report

Katie Daniels asked about considering an overlay district. This had been mentioned before during a revitalization meeting. A floodplain is an example of an overlay district. The consensus was to consider this more thoroughly after the SALDO is completed.

VII. Adjournment

Pam Still motioned to adjourn. David Toner seconded the motion. The meeting adjourned at 8:14p.m.

Minutes submitted by: Merle Barclay