

MINUTES
New Holland Borough Planning Commission
April 15, 2014

The New Holland Borough Planning Commission met in regular session on Tuesday, April 15, 2014 at 6 p.m. in Borough Hall. All members were in attendance: Chairman William H. Kassinger, Vice-Chairman Charles F. Kidhardt, Donald W. Reed, William H. Seiple and Carl H. Hess. Also present were Planning Secretary J. Richard Fulcher, Steve Lindsey, Executive Officer of Garden Spot Village Retirement complex, James H. Thomas, attorney for Garden Spot Village, Alex Piehl of RGS Associates, consultant for Garden Spot Village, Darrell Becker, of ARRO Consulting, planning consultant for the Planning Commission and Randall Heilman of the Lancaster County Planning Commission staff.

Chairman Kassinger opened the meeting, asking for action on the Minutes of the Commission's last meeting.

Bill Seiple made the motion that the Minutes of the Commission's prior meeting of March 18, 2014 be approved as distributed. This was seconded by Don Reed and passed.

Commission consultant Darrell Becker reported that the proposed updates to the Borough's zoning and subdivision ordinances as provided for the members review are the same as outlined for discussion this evening, except for one item which he and Garden Spot consultant, Mr. Piehl have clarified. This is with proposed Section 917.5.c. This relates to the maximum coverage of buildings and paved areas not exceeding the 50 percent maximum allowance. This section was clarified to indicate that pervious paving and/or green roof systems shall not be counted as impervious coverage areas for stormwater requirement calculations. All of the proposed changes are in agreement by both consulting parties.

Member Reed inquired if when they design their complex, they design with the needs of fire trucks and other large emergency vehicles in mind with the road designs.

Steve Lindsey noted that these concerns are addressed in the roadway designs of the complex.

Chairman Kassinger inquired why the designation of a Continuing Care Retirement Community identifies age 55 and older for one resident in each dwelling.

Planning Secretary Fulcher replied that it relates to the need for a recognized standard for definition purposes as outlined in the law.

Steve Lindsey explained further that the federal government utilizes two main housing definitions for these age restricted types of complexes, one is 62 and older, the other is 55 and older also with certain percentage requirements as to those under 55, but over 18.

In reviewing the time sequences involved with the review process with the county Planning Commission, Mr. Heilman indicated if the information was provided by the 25th of this month, official comments should be reviewed by the county's Planning Commission on May 27th. He will try to get the draft comments developed by county staff out to the Borough as soon as they are prepared.

Don Reed then made the motion that the Commission approve the proposed amendments to the Borough's Zoning and Subdivision Ordinances as prepared by consultant Mr. Becker and Garden Spot Village consultant Alex Phiel; and forward them to Borough Council and to the county Planning Commission. This was seconded by Charles Kidhardt and passed.

Member Carl Hess, noting that the members may want to formally meet after county review comments are received, made the motion that this evening's meeting be continued and recessed to Wednesday, May 28, 2014 at 6 p.m. This was seconded by Don Reed and passed.

There being no further business or public comment, the meeting recessed at 6:16 p.m.

April 15, 2014 Recessed to
May 28, 2014

The recessed meeting planned for May 28, 2014 was canceled.

September 16, 2014
Date Approved