

MINUTES
New Holland Borough Planning Commission
February 20, 2018

The New Holland Borough Planning Commission met in regular session on Tuesday, February 20, 2018 at 6 p.m. in Borough Hall. Members present were: Chairman William H. Kassinger, Vice-Chairman Charles F. Kidhardt, and members William R. Seiple and Carl H. Hess. Member Donald W. Reed was absent. Also present were Planning Secretary J. Richard Fulcher, Borough Administrative Assistant Paula S. Walsh and Borough planning consultant Darrell Becker of ARRO Consulting.

Chairman Kassinger opened the meeting, calling for election of officers.

Bill Seiple nominated Bill Kassinger for Chairman and Charles Kidhardt for Vice-Chairman for 2018. Carl Hess seconded the nominations. Carl Hess then moved that nominations be closed. Bill Seiple seconded the motion, which passed. Bill Kassinger was then elected Chairman for 2018, Charles Kidhardt was elected Vice-Chairman.

Bill Seiple made the motion that the Minutes of the Commission's meeting of October 17, 2017 be approved as distributed. This was seconded by Charles Kidhardt and passed.

Consultant Becker then reported he has begun working with Manager/Zoning Officer Fulcher and Administrative Assistant Paula Walsh, who handles many day to day zoning inquiries and is knowledgeable of much related to the zoning elements, to begin the process of updating, modernizing, clarifying when necessary, and so on, of the Borough's Zoning Ordinance. This evening's discussion is to begin the process by reviewing a number of items where some guidance of the Commission is requested. There are many items that are no longer allowed to be regulated such as the location of propane tanks and satellite dishes. There will also be updated wording in sections and definitions. Items that have been addressed to some extent more recently such as Airbnbs and Continuing Care Retirement Communities (CCRC) will be in the revisions. This evening we want to focus and clarify some of the initial zoning items.

In reviewing tonight's initial discussion with the members, the Commission's response was: (1) CCRC's should be allowed by right in the R-1 districts. (2) The R-1 district should have the current allowance of semi-detached removed, retaining only the larger lot size per dwelling unit requirement; (3) the current R-2 district shall be retained as is outlining a minimum lot size of 6,000 s.f. with the minimum lot size per dwelling unit at 4,000 s.f.; (4) an additional structural height allowance will be considered to allow

an additional 10 feet in building height, from 35' to 45' in the C-1 and C-2 districts and from 40' to possibly 55' in the Manufacturing district.

On other matters, he noted that some complete larger sections are also no longer applicable, such as 912 which is now regulated under the Subdivision Ordinance and a section under 1602.F discusses stormwater items which are also no longer regulated by zoning.

The members then discussed the more recent development of mini-homes or tiny-houses. These are considered non-permanent mobile structures and would need to be located in a mobile home park area, which the Borough does have. They would also need public water and sewer and have to be built according to code. It was noted that if anyone would buy a residential lot and discuss placing one of these on it, the lot would still only allow one family per lot square foot requirements. It was felt that even though this appears to make no financial sense, a minimum dwelling unit size should be identified, such as 650 or 750 square feet of living space to be clear with this.

There is a small section of C-2 on the east side of Brimmer Avenue currently which appears it should be re-zoned to C-1 for benefit of the community. There is also a small section of R-2 on the north side of Prospect Street which should be looked at for the possibility of rezoning to the adjoining M district. Only one separately owned residential lot remains in that area. There was also discussion if the question of the current building area percentages per lot already addresses any concern that may exist as to the possible number of sheds on a property. It appears it does.

Mr. Becker noted that it is hoped by the Commission's April meeting, either an initial draft update or a more comprehensive listing of discussion items will be provided. It is a re-review and discussion process until a final draft is done; then it will go to the Solicitor for review with staff and the county for comments; then return to the Commission for final preparation and submittal to Borough Council.

There being no further business or public comment, the meeting adjourned at 7:30 p.m.

May 15, 2018
Date Approved