

MINUTES
New Holland Borough Planning Commission
August 21, 2018

The New Holland Borough Planning Commission met in regular session on Tuesday, August 21, 2018 at 6 p.m. in Borough Hall. Members present were: Chairman William H. Kassinger, Vice-Chairman William H. Seiple, Donald W. Reed and Carl H. Hess. Vice-Chairman Charles F. Kidhardt was absent. Also present were Planning Secretary/Zoning Officer J. Richard Fulcher, Borough Administrative Assistant Paula S. Walsh and Borough planning consultant Darrell Becker of ARRO Consulting.

Chairman Kassinger opened the meeting, asking for action on the Minutes of the previous meeting. Don Reed made the motion that the Minutes of the Commission's meeting of July 17, 2018 be approved as distributed. This was seconded by Bill Seiple and passed.

Consultant Becker reported that the main focus of this evening's discussion is for the updates needed for the C-1, C-2 and M zoning districts. He then reviewed the areas of update needs in the three sections. A good example of the areas in need of clarification is to include as far as possible definitions where needed to match the updated wording, similar to the residential sections where good definitions were missing or confusing.

Part of the discussion by the members included that the current maximum lot coverage of area by buildings should be maintained in the residential zones but eliminated in the C-1, C-2 and M zones. As long as all the other requirements are met, this should no longer be necessary. Their preference is to assist businesses and make things when reasonable less imposing. Allowing an additional one-story in height in these zones would also help and be a good use of the existing lots, again as long as all other requirements are met. Some additional mixed-use allowance will also probably be something needed for in the future then in the past as overall large manufacturers are not looking in the area for excessive land holdings for new manufacturing plants. Clarifying the allowance of food vehicles/vendors should also be stated to match the existing Borough requirements. There may also be one or two small areas of certain zoning districts that should be recommended for change.

Consultant Becker made notes for further review and comment and stated along with the potential updates discussed to date, the next portions will go through the

smaller general sections such as General Regulations, Finance, Signs, Solar Energy Systems, Wind Energy Conversion Systems and so on, through the definitions and updated drawings. When these things are completed, an initial draft will be provided for re-review discussion.

After brief further discussion, the meeting was adjourned at 7:55 p.m.

September 18, 2018

Date Approved