

MINUTES
New Holland Borough Planning Commission
July 23, 2019

The New Holland Borough Planning Commission met on Tuesday, August 23, 2019 at 6 p.m. in Borough Hall. Members present were Chairman William H. Kassinger, Donald W. Reed, Carl H. Hess and Joshua H. Stauffer. Vice-Chairman Charles F. Kidhardt was absent. Also present were Planning Recording Secretary J. Richard Fulcher and Borough planning consultant Darrell Becker of ARRO Consulting.

Chairman Kassinger opened the meeting, welcoming new member Joshua Stauffer noting that Josh's dad served on this Commission about 25 years before relocating out of the Borough. He then asked for action on the Minutes of the prior meeting in May.

Carl Hess made the motion that the Commission's meeting of May 20, 2019 be approved as distributed. This was seconded by Don Reed and passed.

Chairman Kassinger stated the main purpose of this evening's meeting is to review the recently updated Zoning Ordinance for possible elements that may need additional adjustment to be sure they are not exclusionary so as to be successfully overturned with a challenge.

The members then reviewed possible areas where this could arise. The main concern at this time is to address the exclusionary status of sign placement regulations currently in the Borough. There was a recent unusual zoning situation involving a sign request zoning challenge handled by the Manager who also serves as Zoning Officer. This unusual situation was reviewed in concert with the Borough Solicitor and the Zoning Board's attorney. It resulted in the referral to the Planning Commission of the need to further modify to the Sign regulations section to avoid future challenge concerns.

Member Reed noted that the Commission and Borough have a valid concern with the historic downtown business district, and maintaining the local flavor and character of the Borough. He feels the amending needed should recognize the concerns of a community for maintaining the quality of the environment of these Borough entities as well as the quality of life of the entire community environment.

Member Hess stated he agrees with Mr. Reed and that a reasonable and acceptable way to continue the esthetic quality of the commercial as well as residential areas should be recognized in the changes suggested to not be exclusive but still be justifiably concerned with the attractiveness and quality of life of the commercial and residential areas without being cluttered with such things.

Consultant Becker indicated he has some proposed minor amendments to the concerns under discussion. This is under Part 11, Signs, which would recognize the importance of maintaining the integrity of the community environment, historic business areas and so on, while setting reasonable regulations allowing separate lot business signs for Borough businesses in the C-2 and Manufacturing districts. He then distributed copies of the recommended changes, in Sections 1102.3, 1102.6 and 1102.7

Don Reed made the motion that these recommended improvements to the Sign regulations move forward and the Manager present them to the Solicitor for review; noting these can be re-reviewed or finally accepted at the Commission's next meeting. He also noted that the proposed changes support the concerns with the historic characteristics of the community and its local businesses. Carl Hess then seconded the motion. The motion passed.

Chairman Kassinger stated the next meeting will be planned for Tuesday, September 17, 6 p.m. He requested members to read over the 2008 Comprehensive Plan, which will be reviewed for any needed updating action.

There being no further business or public comment, the meeting adjourned at 6:35 p.m.

September 17, 2019

Date Approved