

MINUTES
New Holland Borough Planning Commission
March 16, 2021

The New Holland Borough Planning Commission met in regular session on Tuesday, March 16, 2021 at 6 p.m. in Borough Hall. All members were present: Chairman William H. Kassinger, Joshua Stauffer, D. Michael Ireland, James S. Bailey and Donald W. Reed via phone. Others present were Planning Secretary/Zoning Officer J. Richard Fulcher, Borough Administrative Secretary/Operations Assistant Paula S. Walsh, Borough planning consultant Darrell Becker of ARRO Consulting and attorney Dwight Yoder on behalf of the owners of three New Holland businesses, J. M. Lapp, Musselman Lumber and New Holland Church Furniture, and business owner representatives Galen Eby of Musselman Lumber, Matt Lapp of J.M. Lapp and Jevon Shirk of New Holland Church Furniture.

Chairman Kassinger opened the meeting, welcoming the two new members Mr. Bailey and Mr. Ireland. He then asked Planning Secretary Fulcher to handle the election of Chairman of the Commission, which is due.

Michael Ireland nominated William Kassinger for Chairman of the Commission. Josh Stauffer seconded the nomination. There were no other nominations, which were then closed. William Kassinger was then elected Chairman.

Chairman Kassinger asked for nominations for Vice-Chairman of the Commission. He then nominated Donald Reed for Vice-Chairman. This was seconded by Michael Ireland. There were no other nominations and nominations were closed. Donald Reed was then elected Vice-Chairman.

Josh Stauffer made the motion that the Minutes of the Commission's meeting of December 17, 2019 be accepted. This was seconded by William Kassinger and passed.

Chairman Kassinger then noted that various business owners and attorney Yoder are here this evening for preliminary discussions about the possible rezoning of some properties in the Borough.

Attorney Yoder thanked Chairman Kassinger and reported he and the business owners are here for an initial discussion about what they are thinking for an adjustment in zoning designations for a number of properties they own.

He distributed a 13 page, single sided handout which included such items as overhead maps, a zoning map, two color coded outlines of the areas presented for rezoning consideration and some sections of the Zoning Ordinance. There are still two other residential use owners involved in one of the areas. These owners have been contacted and informed of the possible changes and are supportive of it.

The main elements as presented are to rezone the J.M. Lapp property that is currently in the M-Manufacturing district to C-2 zoning. The property used to be used as manufacturing but now is better able to be utilized for uses allowed under the C-2 designation. The next area involves the area east of Brimmer Avenue, just south of the railroad property, on the north side of Prospect Street. This area, due to the original residential structures, was an area which was and is designated R-2, which is a residential district. This is the area which only has two remaining privately owned structures; one a semi-detached structure the other a rental property. This area is otherwise owned on the west by Musselman Lumber and on the east by New Holland Church Furniture. These are the two property owners he mentioned earlier whom they have been in communication with.

He noted that there are numerous C-2 areas near manufacturing areas as to the next level of zones; however, the C-2 area proposed to the east of Brimmer allows Musselman's numerous additional light manufacturing and residential possibilities in an area where the M-zoning designation requires larger open space areas. The other section of that area is owned by New Holland Church Furniture being and is already used in conjunction with its business. The M designation would be extended westward to the requested new C-2 designation. He does not feel their proposal presents a spot zoning issue as it seems there are other small areas in town similar to this.

Member Reed noted that a few of those odd areas still remaining go back to the initial history of the zoning ordinance and map, which the Commission over the years has been trying to modify as the old businesses stopped operating.

Musselman Lumber owner Galen Eby stated the C-2 designation allows them greater flexibility in future use needs in what is a relatively small area as to use with any flexibility. He also confirmed that he spoke to both of those two are privately held properties in the section.

In reviewing the material, it was noted that the section of J. M. Lapp property along East Main Street will remain in the C-1 district. This area and driveway are now and will remain in the C-1 district as exists along that section of Main Street.

The Commission members indicated they had no issues with the concept at this time and will plan to formally review it after it is processed through the Borough. Attorney Yoder thanked the Commission and stated on behalf of the involved property owners, he will be formally submitting the request for consideration to the Borough. He will also provide a formal response from the owners of the two privately held properties in the area north of Prospect. They will plan to be back with the Commission as the process proceeds.

There being no further business or public comment, the meeting was adjourned at 6:50 p.m.

July 20, 2021
Date Approved