

MINUTES
New Holland Borough Council Workshop
April 28, 2021

New Holland Borough Council met in an informational Workshop on Wednesday, April 28, 2021, 7 p.m. Members present were: Patrick K. Morgan, John A. Styer and Michael H. Kurtz. Members absent were President Donald J. Herrington, Vice-President Todd C. Burkhart, Bryant J. Glick and Harry M. Klinger. Also present were Manager/Secretary J. Richard Fulcher and Mayor M. Timothy Bender. Others in attendance included resident and Chairman of the Borough's Planning Commission Bill Kassinger, resident and former member of the Planning Commission Charles F. Kidhardt, local business owners Galen Eby of Musselman Lumber, Don Long and Javon Shirk of New Holland Custom Woodworking and attorney Dwight Yoder, mutually representing the businesses.

Member Morgan opened the meeting, noting that visitors are present this evening to informally present some information about a re-zoning request consideration for their properties.

Attorney Yoder began by noting that two of the three businesses interested in the proposal are present, the third, Matt Lapp of J. M. Lapp had another commitment. There are three business properties and two residential properties involved with the proposal. The Lapp property on East Main Street is requesting to be re-zoned from its current M-Manufacturing to the C-2 Commercial District; except for the small section which runs along East Main Street at 330 East Main which will remain in the area of C-1 that is along that section of Main Street. This will allow the property to be able to take advantage of additional mixed use possibilities. Mr. Lapp could consider a townhouse type development on the eastern portion of the property, which would blend in with nearby rental housing. Musselman Lumber is asking that the section to the east across Brimmer Avenue much of which it already owns, to the lot owned by New Holland Church Furniture, be rezoned from the existing R-2 to the C-2 designation. For both the Lapp and Musselman properties this request will provide them with much more flexibility with allowed uses of their property. For the section already owned by Custom Woodworking, it eliminates any concerns with zoning and potential manufacturing use expansion. The area has already been able to be utilized for manufacturing activities by way of a zoning variance.

Mr. Yoder continued, reviewing a six sectional pamphlet he distributed to the members, which outlined the various properties and proposed changes. He

reported that there are still two residential use properties in the area north of Prospect Street. One is a semi-detached owned by Fred Newswanger. Mr. Eby of Musselman Lumber has had discussions with him about the rezoning request and he is not against it. Another structure, a multi-unit apartment building is owned by William and Wesley Longacre of Sinking Springs. He understands Borough Manager Fulcher has communicated with them about the proposed change.

Manager Fulcher stated he has talked with one of the Longacres and they seem to understand it and were not opposed.

Galen Eby confirmed that he did have the discussion with Mr. Newswanger who also is not against the proposed rezoning.

Mr. Yoder stated this would be officially confirmed prior to the formal meetings related to the request. He also noted that discussions have already started relative to the need to avoid creating a non-confirming lot with that lot to the west of Custom Woodworking which is already owned by them, and proceeding with a simple lot add-on to its existing main lot.

Don Long noted this is understandable and makes sense.

Borough Planning Commission Chairman Kassinger stated that the Commission held a similar plan general discussion with these folks and feel it is a positive action which recognizes an area changed from its original zoning designation. They feel the lot add-on needs to be a requirement. In response to a question from Mayor Bender, he noted that the re-zoning helps eliminate a changing zoning situation and is a positive way to support Borough businesses with some other use possibilities.

Attorney Yoder noted that as the documents are prepared for review and processing, the formal request will be made to the Borough. The Borough and county Planning Commission will initially review and comment for Borough Council. The applicant also prepares a draft ordinance which includes all the amendments to the Zoning ordinance. Council will also have a formal hearing period before action on the proposal.

Chairman Morgan stated it appears from what was discussed to make sense for the Borough and the property owners involved. He expressed his thanks on behalf of those present for the outline presented this evening.

There being no further information items or public comment, the meeting adjourned at 7:29 p.m.

May 4, 2021
Date Approved