

MINUTES
New Holland Borough Planning Commission
July 20, 2021

The New Holland Borough Planning Commission met in regular session on Tuesday, July 20, 2021 at 6 p.m. in Borough Hall. Members present were: Chairman William H. Kassinger, Vice-Chairman Donald W. Reed, James S. Bailey and D. Michael Ireland. Member Joshua Stauffer was absent. Also present were Planning Secretary J. Richard Fulcher, Borough Planning Consultant Darrell Becker of ARRO Consulting, attorney Dwight Yoder and local business owner Jevon Shirk.

Chairman Kassinger opened the meeting, asking for action on the Commission's last meeting.

Mike Ireland made the motion that the Minutes of the Commission's meeting of March 16, 2021, be approved as distributed. This was seconded by Jim Bailey and passed.

Chairman Kassinger noted that the purpose of this evening's meeting is to further review the request for a number of properties requesting a zoning district change in designation. This was reviewed for information purposes at the March meeting.

Attorney Yoder, representing the property owners involved with the re-zoning requests, JM Lapp, Musselman Lumber and New Holland Church Furniture, noted that the three privately owned parcel owners have also signed the rezoning petition. The owners of JM Lapp, the property of which extends along a portion of East Main Street, with seven separate private dwellings to the north along East Main Street, with an entrance off of Brimmer Avenue and two access points off of East Main Street, and is bordered on the south by the Norfolk Southern Railway property, is requesting to be rezoned from its current M designation to a C-2 designation; except for that small area at 330 East Main which serves as its north entrance. The second area involved is that portion of the north side of Prospect Street, east of Brimmer, east to the lands owned by New Holland Church Furniture, one parcel of which is in the currently zoned section of R-2, but has Zoning Board approval for a manufacturing use. This is the area the duplex and other private parcel are also in. The other sections are already owned by Musselman Lumber. This area is requested to be rezoned from its current R-2 designation, on the western portion to C-2 and the land owned by New Holland Church Furniture which is to be to the M designation. As a secondary element, the

additional lot owned by New Holland Church Furniture currently in the R-2 area, is to be added-on to the main lot to the east following the rezoning action.

In general discussion, Mr. Yoder noted that the small section of the JM Lapp property with the larger entrance at the 330 East Main location will remain in the current C-1 district. One of the main reasons for the requests related to allowing the businesses more flexibility with mixed uses in these areas. He believes this is a benefit to the Borough also. They are still waiting for the Notification sign off by all the owners for the file.

Chairman Kassinger noted that this seems to be a win-win for the property owners and the Borough and seems to make good sense.

Don Reed then made the motion that the Commission recommend to Borough Council that the requested re-zoning of the areas presented by JM Lapp, Musselman Lumber and New Holland Church Furniture be approved and so recommended to Council, also noting the approval of the proposed lot add-on by New Holland Church Furniture to be completed following the re-zoning. This was seconded by Jim Bailey and passed.

There being no further business or public comment, the meeting adjourned at 6:24 p.m.



J. Richard Fulcher, Planning Secretary

16 January 2024
Date Approved