

MINUTES
New Holland Borough Planning Commission
January 16, 2024

The New Holland Borough Planning Commission met on Tuesday, January 16, 2024 at 6 p.m. in Borough Hall. Members present were: Chairman William H. Kassinger, James S. Bailey, Joshua H. Stauffer and new member Jarrod T. Deel. Current Vice-Chairman Donald W. Reed was absent. Also present were Planning Secretary J. Richard Fulcher and Roger Fry of Fry Surveying and one of the property owners of the involved properties, Jeff Zeiset.

Chairman Kassinger opened the meeting, calling for election of Chairman and then Vice-Chairman.

Josh Stauffer made the motion that the current officers Chairman Bill Kassinger and Vice-Chairman Donald Reed continue in their positions. This was seconded by Jim Bailey and passed.

Josh Stauffer made the motion that the Minutes of the Commission's last meeting of July 20, 2021, be approved as distributed. This was seconded by Jim Bailey and passed.

Chairman Kassinger stated there is one subdivision item before the Board this evening. That is a one lot subdivision for Choice Home Remodeling, at 550 East Main Street.

Mr. Fry explained the drawing, dated 12-18-23 as creating a new lot to the north and east of the access driveway of 550 East Main. This involves the already removed former building at the east side of the property. The owner of the lots will be different entities. Things anticipated for the new commercial building to be constructed on the new lot include a display area for some of Choice's main projects, six apartment units and professional offices. His initial plan indicates an increased area for pervious stormwater improvement of over four thousand square feet. There is no addition to any of the exterior structures.

Chairman Kassinger inquired what information was available about the item marked "approximate location of monitoring well"?

Mr. Fry explained that was taken from an old drawing. This monitoring well is no longer in service for anything and they have not even been able to locate it. They

are not sure why it was put in; possibly due to the nearby Carlos Leffler Company's petroleum products holding tanks.

Chairman Kassinger asked if the stormwater flow remains as previously existed on the property. He suggested Mr. Zeiset communicate with the immediately adjacent neighbors to the east and west to let them know what is planned out of courtesy. He noted he does not see a designated safe area for tenant dumpsters which they need to consider. He also wanted to be sure any downspouts from the construction are designed to properly flow without ponding.

Mr. Zeiset stated the water would continue its existing flow from both lots to the south/southwest drainage ditch on the north side of the tracks; which then flows west, before crossing south through the Borough's Community Memorial Park. He will take care of being sure the immediate neighbors are informed of their plans as well as look more closely at the location needed for dumpsters. The overall project date is projected for the next year or year and one-half.

Chairman Kassinger made the motion that the proposed one lot subdivision of Choice Home Remodeling be approved and so recommended to Council; noting that it meets all subdivision and zoning requirements. This was seconded by Josh Stauffer and passed.

Chairman Kassinger reported that there were two other discussion items for this evening.

Planning Secretary Fulcher explained that the first item involves the Methodist Church of 276 West Main, southeast corner of Main/Diller Avenue, which recently auctioned off about one acre from its southeast side; which abuts Locust Street. The section was apparently sold though he is not sure of the closing date. Assuming it goes through as identified publicly, the church or its representatives need to present a formal subdivision plan as to the subdivision of this area. Then depending on the size of the area and what the new owner intends, they could proceed with possibly duplexes, townhouses or apartments.

He stated that the next item involves a development being proposed by an outside organization for 96 apartments and 6 townhouse type units (a small sketch plan was provided). This is on the plot of land in Earl Township between the Borough's Orton Street and Earl Township's Phillip Road to the south; with Brimmer Avenue/New Holland Road to the east. The developer has not included the Borough's transportation concerns at all related to the extension of South Railroad

Avenue south to Philip Road nor avoiding access to the development to the Borough's Orlon Street. His opinion at this time is the Borough should not assist the developer with any services until the Borough's concerns have been addressed. The prior owner had looked at townhouses in 2009 and South Railroad Avenue was to be extended to Philip Road along with the Borough's water line. He informed this new developer of the Borough's transportation and water requirements from early on. He does not feel at this time any of that development traffic should only have access to the Borough. As sketched, the plan shows one drive directly across South Railroad Avenue and a second one onto Orlon Street to the east; basically, that traffic most times would use existing Borough residential streets. He hopes at this point Earl Township requires the developer to utilize Philip Road as their main access and/or obtain access to New Holland Road from PennDOT. He did inform the Earl Township Zoning/Permit person on his perspective of this.

The members briefly discussed the numerous issues the Borough would have if access to the Borough's Orlon Street was granted by the Borough as indicated in the sketch plan.

Member Stauffer made the motion that as shown in this sketch plan for what is being referred to by the developer as the Willows at Mill Creek, the Commission's position be that this proposal as presented is not acceptable as to Borough's transportation and water utility concerns. This was seconded by Jim Bailey and passed.

There being no further business or public comment, the meeting adjourned at 7:28. p.m.

April 23, 2024
Date Approved