

MINUTES
New Holland Borough Planning Commission
April 23, 2024

The New Holland Borough Planning Commission met in regular session on Tuesday, April 23, 6 p.m. in Borough Hall. All members were present: Chairman William H. Kassinger, Vice-Chairman Donald W. Reed, James S. Bailey, Joshua H. Stauffer and Jarrod T. Deel. Also present were Planning Secretary J. Richard Fulcher and local developer Gerry Horst of Horst and Sons.

Chairman Kassinger opened the meeting, asking for action on the Minutes of the previous meeting.

Jim Bailey made the motion that the Minutes of the Commission's prior meeting of January 16, 2024 be approved as distributed. This was seconded by Josh Stauffer and passed.

Chairman Kassinger reported there were two Final Plan reviews before the Commission this evening. The first is for current owner and builder of the lots involved, Gerry Horst. This involves two small lot add-ons to a nearby lot, all on the west side of North Whisper Lane. The second for MM Pro, LLC (JM Lapp) involves two lot add-ons which also creates a separation of properties at 330 and 376 East Main Street: the JM Lapp property; as well as the Lapp property providing a portion of a mutual accessway no longer needed, to 336 East Man Street.

Mr. Horst stated he is the current owner of the undeveloped lots of 15, 14, 13 and 12 in the Willows South. He is preparing to sell Lot 15 and build a house for the purchaser. This buyer has requested a small increase in the size of Lot 15 by the addition of what is identified as Parcel A consisting of 1,374 square feet from lot 12; and Parcel B consisting of 3,285 square feet from Lot 13. Both of the remaining areas of Lots 12 and 13 still meet minimum Borough zoning lot size requirements of 11,250 square feet. All of the required stormwater requirements remain as usual.

Don Reed made the motion that the Final Plan request of Horst and Son, Inc. for the two simple lot add-ons from Lots 12 and 13 of North Whisper Lane, in the areas of 22/26 North Whisper, be approved and so recommended to Council; as based on a Plan dated April 16, 2024 and prepared by Robert Gabriel and Associates, job number 21143-20. This was seconded by Josh Stauffer and passed.

Chairman Kassinger abstained, noting he owns a property adjoining the properties in the Plan.

The members next reviewed the proposed two step lot add on Plan for MM Pro, LLC of 330 East Main Street. No one was able to attend this evening's meeting on behalf of the owner.

Recording Secretary Fulcher reported that in somewhat simple terms, the JM Lapp business property address 330 East Main Street, is being expanded by a section of lot purchased from Allan and Rebecca Roden of 374 East Main Street, 8,436 square feet. 330 East Main Street will be giving up what is half of an access driveway at 366 East Main Street, to the owner of the existing apartments at that address. This area consists of 4,944 square feet. This area is not needed or required by 330 East Main Street and this transfer will also help eliminate a parking issue at the apartments which is causing erosion problems.

The other step involves utilizing the existing property of 376 East Main Street, which is now the driveway to the new two apartment structures (12 units) to the rear of 376. This lot is adding some area from the MM Pro property to the west, creating a new boundary line for the 376 property. The additional area where the apartments are to be is 42,061 square feet.

Don Reed made the motion that the Final Plan of MM Pro, LLC as prepared by Ronald L. Hershey, PLS, dated April 4, 2024, drawing number 23186-03, consisting of two pages which identifies the proposed lot add-ons, a new separation between 330 East Main and 376 East Main at the back of the lots; as well as the transfer of the current portion of the shared driveway at 366 East Main Street, be approved and so recommended to Council. This was seconded by Josh Stauffer and passed.

There being no further business or public comment, the meeting adjourned at 6:29 p.m.

7-16-24
Date Approved