

MINUTES
New Holland Borough Planning Commission
September 17, 2024

The New Holland Borough Planning Commission met on Tuesday, September 17, 2024 at 6 p.m. in Borough Hall. Members present were: Chairman Willam H. Kassinger, Vice-Chairman Donald L. Reed, Joshua H. Stauffer and Jarrod T. Deel. Member James S. Bailey was absent. Also present was J. Richard Fulcher, Planning Secretary/Zoning Officer. Others in attendance were Claudia Shank of McNees, Wallace and Nurick, LLC, consulting counsel for local industry CNH Industrial, Aimee Culbert, Brand Marketing Manager of CNH Industrial, Mark Cooper, Facility Engineer of CNH Industrial and David Miller, planning consultant of CNH Industrial.

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

Josh Stauffer made the motion that the Minutes of the Commission's open meeting of July 16, 2024, be approved as distributed. This was seconded by Don Reed and passed.

Chairman Kassinger noted that the first item for review this evening is a request for the rezoning of a section of property along West Main Street owned by and submitted by CNH Industrial, from a current R-1 designation to the C-2 designation. The request also provides some suggested narrative changes to the ordinance related to identifying a Welcome Center with minimum parking requirements included; as well as CNH providing an L-shaped Lot Add-On of 30 feet in width to the neighbor's existing residential property to the area's immediate east, along the neighbor's west and south sides.

Attorney Shank provided an updated outline map section to the members. She then reviewed the major elements of CNH's rezoning request. The area in question is currently zoned R-1. CNH has no structures on it. The area involved is approximately 3.67 acres. As noted in the informational packet provided, the request is in compliance with the Borough's Comprehensive Plan and they believe makes sense for the Company and the Borough. She has been in communication with the Borough Solicitor about the proposed changes. They have communicated closely with the residential property owner to the immediate east who are satisfied with the Company's approach. A general sketch of the proposed Welcome Center currently planned by the Company is also included in the Petition information

packet. It does have plans for outdoor equipment display on the north, which is the Main Street side. For design purposes it uses the proposed parking requirement of one parking space for each 1,000 square feet of structure.

Ms. Culbert explained that one of the goals of the Welcome Center is to provide the background of the Company as well as its current products. Many Plant tours are expected to begin at the Center. There is also a small agricultural related gift shop to be included.

Don Reed then made the motion that the Petition to Re-zone by CNH Industrial a parcel of approximately 3.67 acres from the current R-1 zoning classification to a C-2 classification thereby amending the zoning map, which also includes proposed wording to amend the ordinance to incorporate Welcome Centers in the C-2 district, as well as some related zoning elements, upon approval of the Borough Solicitor, as well as acknowledging the planned Lot Add-On from CNH to 582 East Main Street as meeting requirements, be approved and so recommended to Council. This was seconded by Joshua Stauffer and passed. Chairman Kassinger stated he abstains as he is still an employee of CNH.

Chairman Kassinger reported that the initially identified second item on this evening's Agenda has been requested to be withdrawn and officially submitted at the Commission's October 15, 2024 meeting.

Planning Secretary Fulcher presented an information item for the members' review and comment concerning a five parcel area zoned manufacturing in Earl Township which is being combined into one parcel. One of the five is in the Borough but otherwise the subdivision and development is in Earl Township and the Borough has deferred the development process to Earl Township. He noted that it is the Borough's preferred position that developments such as these are required to provide public sidewalks or walkways to adjoining properties. This was expressed to Earl Township.

The Commission had no issues with the Plan.

There being no further business or public comment, the meeting adjourned at 6:40 p.m.

January 21, 2025
Date Approved