

MINUTES OF THE NEW SALEM BOROUGH PLANNING COMMISSION MEETING
June 25, 2024, at 80 N. Water Street, York New Salem PA

The New Salem Borough Planning Commission met on Tuesday, June 25, 2024. The meeting was called to order at 6:00 pm by Mrs. Martin who led those in attendance with the Pledge of Allegiance to the Flag.

BOROUGH COUNCIL
PRESENT

Kim E. Martin, Chairman
Peter E Partridge
Carl Barley
Mary Arline Jennings
Bob Boulden

BOROUGH OFFICIALS
PRESENT

D. Michael Craley, Solicitor
Jeff Koons, Zoning & Codes Officer
Samantha Craley Asst Solicitor
Judy Albright, Sec-Treas

OTHERS PRESENT

Eric Johnston
Jed Beckman

REORGANIZATION – On a motion by Mr. Barley, seconded by Mrs Jennings and unanimously carried, Peter Partridge will chair the Planning Commission. On a motion by Mrs. Martin, seconded by Mrs. Jennings and unanimously carried, Carl Barley is to be vice chairman.

APPROVE DECEMBER 1, 2022 MINUTES – On a motion by Mrs. Martin, seconded by Mr. Barley and unanimously carried the minutes were approved.

BECKMAN CONCEPT PLAN FOR 4 LOT SUBDIVISION 386 N. MAIN ST. – Eric Johnston and Jed Beckman presented their concept plan for the property. They are proposing four single family homes on a private road with a cul-de-sac. The property is zoned mixed use for the panhandle and single family use for the remainder. They would be utilizing public water and sewer on all 4 lots.

The concept plan shows the panhandle at 18.2' wide and according to the SALDO this would need to be 50' right of way with a cart way of 32'. They would seek a waiver from Borough council to utilize this area as the access to meet the 32'. They would need to obtain land from other property owners or an easement to make the required footages. It would appear that no property could be obtained from other properties on the north side of the panhandle but properties on the south side may be an option.

They would also need to get approval from PennDOT for the entrance onto N. Main St and this could present a problem and take some length of time.

Mr. Partridge questioned if there would be enough EDU's available for the 4 lots and after checking it would appear there would be enough.

Solicitor Craley indicated they would also need to check where the closest fire hydrant would be and may need another one at the entrance.

The borough engineer submitted his comments which included the following:

1. Mr. Beckman would need to pay all fees, including permit fees, borough review and inspection fees, borough engineer review and inspection fees.
2. A NPDES permit for construction activities is required.
3. For the lot sizes proposed, public sewer and water are required. Where will the connections be made. Borough tapping and connection fees are required and a York Water Company letter to serve is required.
4. Based on the cul-de-sac size, if the street is dedicated to the borough it will need to meet Borough standards but the Borough could consider allowing this access to be a private street.
5. A permanent cul-de-sac requires a 50' right-of-way and a 32' minimum cartway. The pan handle portion of this project does not meet this requirement.

Everyone agreed Mr. Beckman has a lot of work to do prior to submitting a more detailed plan.

REVIEW OF PROPOSED ORDINANCE – 2ND KITCHEN - Planning Commission will need to review because this is part of the Zoning Ordinance and any amendments must pass through approval of the planning commission.

This subject has been discussed by Council several times and now the amendment is such that a second kitchen with fixed cooking facilities on the same or a different floor of the dwelling will be permitted only for use by a family member or members of the same family occupying the dwelling unit.

On a motion by Mr. Barley, seconded by Mr. Boulden and unanimously carried, the solicitor is authorized to send the draft copy of the ordinance definition amendment to York County Planning Commission for their comments.

With no further business, the meeting was adjourned at 6:35 P.M.

Respectfully submitted by Judy Albright