

Mount Wolf Borough Minutes

Public Hearing

January 24, 2023

Convene:

The Mount Wolf Borough Council held a Public Hearing on Tuesday, January 24, 2023, beginning at 6:30PM. The hearing was called to order by Council President, Darryl Main.

Attendance:

The following Council Members and Officials were present:

Mayor Mo Starnier, Municipal Secretary/Zoning Officer Rachel Kling, Attorney Beth Kern, Council President Darryl Main, Councilperson Todd Hess, Councilperson Josh Parish, Councilperson Darryl Main, Councilperson Denny Naylor, and Councilperson Brian McKenna.

The following Council Members were absent:

Councilperson Michael Barlett and Councilperson Dan Schleig

Introduction:

Attorney Beth Kern began the hearing by providing a brief announcement regarding why this Public Hearing was scheduled and the proposed Ordinance 2023-01, the amended Mount Wolf Borough Zoning Ordinance. The Ordinance proposes comprehensive rezoning within the Borough of Mount Wolf, the creation of two additional zoning districts and provides textual amendments to the Zoning Ordinance and the creation of the new Zoning Map.

The two new Zoning districts are:

1. R-3 High Density Residential District
2. TC Town Center District

The textual amendments include but are not limited to: changes to setbacks, which are required distances from the property lines and streets, and changes to density requirements, which are how many units are allowed per dwelling.

Council President Darryl Main further explain the reasoning behind updating of the Zoning Ordinance. Residents often state that they wanted Mount Wolf Borough to be as it was. Councilperson Denny Naylor additionally stated that the Zoning Ordinance update was encouraged by the two apartment developments.

Testimony from John Klinedinst with C.S. Davidson:

Mr. John Klinedinst attended tonight's Public Hearing to testify his involvement with updating this Zoning Ordinance. He stated the old Zoning Map did not reflect the current mapping of the Borough and the future of the Borough. It was old and needed refreshed. This process began May of 2022 and by July of 2022 it was reviewed by the York County Planning Commission. By September of 2022 the

York County Planning Commission took formal action and highly suggested the adoption of this Ordinance.

Public Comment/Testimony:

Attorney Kern announced the rules concerning public comment/testimony. Comments will be limited to one per person and each person will have a total of five minutes to provide comments/testimony. To ensure that all persons who wish to speak are heard and to ensure fairness, comments will be timed. When it is your turn to speak you will need to start by indicating your name and address. Only one person may speak at a time and after you have finished your comments/testimony please return to your seat.

1. Pat Poet (8 North 4th Street)
 - a. Ms. Poet was worried her property taxes would go up because her property will now be in the TC district. She stated that she wants to sell her home in a couple of years. Ms. Poet contacted the York County Assessment Office and was told that this updated Zoning Ordinance will not affect property taxes.
2. Robin Newcomer (103 South 3rd Street)
 - a. Ms. Newcomer has a rental property that will now be located in the R-3 district. She asked questions regarding use going forward and how that will affect her property. Ms. Newcomer also asked for clarification on what TC district is and how parking will be handled. Council and Attorney Kern answered her questions.
3. Randy Nauman (466 Center Street)
 - a. Mr. Nauman asked questions concerning non-conforming use and if the use of the property changes with the sell of a property. Attorney Myers answered no.
4. Anne Nixdorf (95 South 2nd Street)
 - a. Ms. Nixdorf stated that her property will not be located in the R-3 district and asked if this means a large apartment complex can be placed right next to her property. Council answered no.
5. Mark Carbaugh (103 South 2nd Street)
 - a. Mr. Carbaugh expressed his dislike in this new Ordinance. He believes the R-3 district does not match the “feel” of Mount Wolf Borough. He does not approve of all the apartments being built in the Borough and just wants Mount Wolf Borough to remain a small town.
6. Susie Julius (154 North 5th Street)
 - a. Ms. Julius questions if it is possible to have enough parking for the TC district. Councilperson Naylor answered that the hope is to keep it homes but Borough Council wants to be prepared for the future.

Conclusion/Adjournment:

Councilperson Josh Parish wanted to make one last comment before adjournment. Parish commented that the current Zoning Ordinance does not match the current Borough. Council felt it was time to reflect the Ordinance on the current and future Borough.

At 7:02PM the Public Hearing Adjourned.