

Adamstown Borough Planning Commission
Tuesday, February 21, 2023
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, February 21, 2023. Zach Hoffman called the meeting to order at 7:00PM.

Planning Commission Members: Zach Hoffman, Victoria Motter, Randy Good, SherrieAnn Welch-Straus, Kevin Grant

Others Present: Chuck Hess, Amy Good, Sam Toffy

Minutes:

Minutes from the November 15, 2022 Planning Commission meeting were approved with a motion by T. Motter seconded by R. Good and unanimously carried.

Review of Zoning Ordinance – C. Hess said that information was received in an email by LCPC Senior Planner Porter Stevens dated January 17, 2023, outlining his initial thoughts on potential changes to the Adamstown Borough Zoning Ordinance. One item he discussed was recommending that the Borough consider increasing the minimum lot sizes in the Conservation and Woodland District which would discourage the subdivision of natural landscapes and incentivize the preservation of natural environments. R. Good disagrees, citing that if we are going to preserve farmland and provide affordable housing, we have to give somewhere or there will be no land to develop. Although this is the general recommendation of the LCPC, Z. Hoffman said that Adamstown Borough does not fall in line with other municipalities because we don't have the topography or other criteria other municipalities have. The suggestion was made to possibly rezone some areas.

Another item that Mr. Stevens said the Borough should consider reviewing is the area currently zoned R-1 Residential. Many parcels in the R-1 District have limited or no road access and/or may be challenging to develop. The zoning map was reviewed and ideas regarding the possibility of rezoning some areas was discussed. A topo map of the Borough will be reviewed at the next meeting.

Mr. Stevens also recommended the Borough adding a historic demolition review process to the Zoning Ordinance. PC members don't feel this applies as much to Adamstown as it may to other municipalities. Z. Hoffman said we are trying to promote efficient housing. Adding a historic demo review process will not make this cost conducive.

Semi-detached or two-family dwellings are encouraged in the R-2 Residential District, making these areas more attractive for development and offering more diverse price points. The LCPC would also like the Borough to think about what it would like to see along Main Street, and ensure that the list of permitted uses matches that vision. The Borough should consider any uses permitted by special exception to be changed to by-right which would do away with having to go through a ZHB hearing process. Lastly, the Borough is encouraged to consider permitting a wider range of uses in the HC Highway Commercial District, including residential uses.

Mr. Stevens also addressed creating great places and is encouraging the Borough to add architectural requirements such as requiring front porches on new residential construction and/or making it illegal for existing porches to be enclosed. R. Good said he has never experienced architectural issues since living in the Borough.

Cocalico Regional Comprehensive Plan – R. Good asked S. Toffy to send out the link to the draft Cocalico Regional Comprehensive Plan to the PC members so they could review and comment at the March meeting.

Adjournment:

Motioned by T. Motter, seconded by R. Good and unanimously carried to adjourn.

The meeting ended at 8:13PM.

Attested: S. Toffy, Borough Secretary