

Adamstown Borough Planning Commission  
Tuesday, March 16, 2021  
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, January 19, 2021. Amber Schnader called the meeting to order at 7:00PM.

Planning Commission Members: Jessica McManimen, Stephanie Scheifly, Victoria Motter, SherrieAnn Welch-Strause

Others Present: Phil Ashear, Brynn Schaffer, Randy Robitzer, Josie Motter

**Minutes:**

*Minutes from the March 16, 2021 Planning Commission meeting were approved with a motion by S. Scheifley seconded by V. Motter and unanimously carried.*

**Robitzer Minor Subdivision Plan – 476 Adamstown Road** – Brynn Schaffer of Carta Engineering, who is representing the property owner, addressed the PC members regarding the proposed 2-lot subdivision. He said that the property is approximately 1-1/2 acres and there is currently one half of a twin unit on the property as well as undeveloped area to the west, some of which is wooded. The property owner is looking to subdivide the lot to create a separate title for the undeveloped area of property, with the potential of it eventually being purchased to build a home on. Currently no development is planned at this time. The existing half twin will remain on approximately .4 acre of land and the newly divided lot will be a little over an acre. Both lots will be served by public water and sewer utilities.

S. Scheifley asked the property owner Mr. Robitzer if the half twin, which is currently a rental property, will remain a rental property and Mr. Robitzer said that is what he is intending. The property has been registered with the borough office.

Mr. Schaffer said that they received SDE's review letter dated March 16<sup>th</sup> and they have no issues with the comments addressed in the letter. They are requesting a waiver of SALDO Section 265.39, subsection A.7. which requires that any subdivision abutting an existing street must be improved to current standards. Mr. Schaffer noted that currently there is no curbing or sidewalk along any portion of that side of Adamstown Road in that area and he feels it would not be feasible to install curbing/sidewalk for a vacant lot which would be the only curbing/sidewalk along that side of the road. V. Motter and S. Strause questioned that if this waiver were granted, and if sidewalks were to be installed along that side of Adamstown Road in the future, would this property be exempt from having to install them since they were granted a waiver. Adamstown Borough zoning officer P. Ashear said that this is more a legal question as to whether a waiver could be conditionally approved or not. He said that the PC could refrain from making a recommendation tonight and allow the applicant's engineer to revise his plans and come back at the next meeting. Mr. Ashear said that there are several other minor items from his review letter that he would like to see addressed prior to the PC making a recommendation.

A recommendation was made by V. Motter to table this until next month. This will give the applicant time to address the items outlined in SDE's review letter.

**Denver Borough Official Map Zoom Meeting** – J. McManimen said that she and A. Schnader recently participated in a zoom meeting hosted by Denver Borough regarding creating an Official Map for their borough which is being spearheaded by their Planning Commission. Representatives from Denver Borough shared their planning and thought processes and expressed their interest in branching out and developing partnerships with other surrounding municipalities, as they could potentially be affected by future plans. Their plan currently includes rail trails, parks and transportation. Some of the funding would come from grants, but a portion of it would come from the municipality itself.

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**Adjournment:**

*Motioned by V. Motter, seconded by S. Scheifley and unanimously carried to adjourn.*

The meeting ended at 7:25PM.

Attested: S. Toffy, Borough Secretary