

Adamstown Borough Planning Commission
Tuesday, March 21, 2023
MINUTES

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

Planning Commission Members: Zach Hoffman, Victoria Motter, Randy Good, SherieAnn Welch-Straus

Others Present: Chuck Hess, Ron Hershey, Daniel Beiler, Edna Beiler, Sam Toffy

Minutes:

Minutes from the February 21, 2023 Planning Commission meeting were approved with a motion by T. Motter seconded by R. Good and unanimously carried.

Daniel Beiler, 3111 N. Reading Road ZHB Application – Mr. Beiler addressed the Planning Commission members regarding a ZHB Application he submitted for a Special Exception to use his recently-renovated property at 3111 N. Reading Road as an AirBnb. Borough Zoning Officer C. Hess said that the incorrect section number was referenced in the Application and said it would be more appropriate under §320-20.C(10). A list of standards was provided as well as a list of a list regarding the proposed short-term rental operations as to how the Borough would like to see the AirBnb operated. There were also other zoning criteria that need to be discussed as well as a list of conditions being recommended, should the Planning Commission recommend approval to the Zoning Hearing Board.

R. Good said that the Borough is currently working on including zoning for AirBnbs.

Mr. Beiler said there are 3 bedrooms which would allow for a maximum of 6 adults. The owners live beside the property and will be in charge of basic maintenance. They will have a cleaning person come in between renters. Goods Disposal will be utilized for trash pickup. The owners will be in charge of correspondence with renters. C. Hess said that because the property will be commercial use, it should be ADA accessible. R. Good disagreed saying that there are currently properties within the Borough that are running as AirBnbs but they are not ADA accessible. There was some discussion regarding potential inspection requirements. T. Motter pointed out that the PC is here as a positive resource and are definitely in favor of AirBnbs, this is the first ZHB Application submitted regarding an AirBnb.

No recommendation has been made at this time. Mr. Beiler will return to the April Planning Commission meeting once his representative is able to review and respond to SDE's review letter.

Robert Beiswenger, 58 E. Main Street Subdivision Plan – Mr. Hershey, who is representing the property owner, addressed the Planning Commission in response to SDE's review letter of the final subdivision plan. There are two items in particular that Mr. Hershey is looking for regarding waivers. The first would be a waiver of a street tree. There is an existing utility pole then the driveway so he is asking for a waiver to allow for a tree to be placed somewhere else on the property. The second waiver would be to allow a SWM small project (up to 2K SF) as opposed to a SWM plan, with a note on the Plan that there is 500' remaining. R. Good was in agreement with this.

The park & rec fee was calculated to be \$400 and is being requested in lieu of dedicating the land. Regarding the required escrow fees, the property owner has not decided if he wants to develop the land or sell it as is. Mr. Hershey said he would therefore like to, rather than having the applicant post the escrow, provide the escrow values so the Borough has the document in hand of

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what the fees would be, should the property change hands. The escrow document would increase by approximately 5%/year. C. Hess said he doesn't see any problem with doing it that way. A note will be included on the Plan. The solicitor would also have to provide an Agreement for such. Mr. Hershey questioned the need to pay the tapping fees if a letter of sufficient capacity is provided. Tapping fees will still have to be paid once the lines are connected.

Motioned by T. Motter, seconded by R. Good and unanimously carried to recommend allowing a waiver of the street tree, allowing it to be placed in a different location on the property; allowing a SWM small project as opposed to a SWM plan with a note on the plan that 500' impervious remain; park & rec fee of \$400 in lieu of dedicating the land; post escrow values in lieu of having the applicant post escrow; and deferring tapping fees to be paid once building permit is pulled.

Forino Co., LP – R. Good said that Forino settled on the property at Rt. 272 & Jason Avenue. He met with several representatives and they are going to be requesting a waiver of plan processing and approval from Adamstown Borough which means they will only run their plan through ECT subject to 1) the Borough having the opportunity to review and comment and the ability to require changes to the landscape buffer, and 2) the Borough wants the traffic impact study submitted to SDE for their review

Regional Comprehensive Plan – Z. Hoffman said that Porter Stevens of the LCPC asked for the Borough's comments by tomorrow. Our main comment is that Adamstown does not fit the mold of the rest of the region so we are able to accommodate some of the things they are looking for but not all of the things they are looking for or that could be detrimental to our community.

Review of Zoning Ordinance – It was agreed that it may be beneficial to move forward with the short-term rental ordinance prior to completing the entire review of the Zoning Ordinance.

Adjournment:

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

The meeting ended at 8:39PM.

Attested: S. Toffy, Borough Secretary