

**Adamstown Borough Planning Commission**  
**Tuesday, April 18, 2023**  
**MINUTES**

The Adamstown Borough Planning Commission met on Tuesday, April 18, 2023. Zach Hoffman called the meeting to order at 7:00PM.

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

Others Present: Mike Rohrer, Daniel Beiler, Seth Hiller, Alex McManimen, Sam Toffy

**Minutes:**

*Minutes from the March 21, 2023 Planning Commission meeting were approved with a motion by K. Grant seconded by S. Welch-Straus and unanimously carried with correction as noted.*

**Daniel Beiler, 3111 N. Reading Road ZHB Application** – Mr. Beiler returned to 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. Z. Hoffman began by saying that the borough is looking to add a section in their Zoning Ordinance that addresses this type of rental which would include inspections and a fee structure.

At the last PC meeting, SDE provided a review letter which the applicant is to address. Atty. Hiller who represented the applicant said that he agrees that there should be inspections as well as accountability for trash, etc., however he did say he does not believe that an Airbnb fits completely under our current Rental Ordinance. He continued by saying that the proposed Airbnb is one of the lowest impact uses possible in the Commercial District, and it should not have any negative impact on the surrounding properties. There will be no changes in the existing footprint. Parking was discussed and it was determined that there is adequate parking for several vehicles and there will be no changes to the proposed access driveway. With this type of use, it will minimize traffic impact to Rt. 272. The property is also adequately served by water and sewer. There will be no issues with emergency responders reaching the property. There is no plan to add additional outside lights. Trash will be stored in bins similar to regular residential properties. The rental property is a 3-bedroom house and sleeps a maximum of 6 people. There will be a cleaning company to clean between rental guests. The property owner will be performing yard work and maintenance. All other rules and regulations would be adhered to.

There is a secondary structure on the property which will be addressed in the future.

Z. Hoffman feels that in a short-term rental, there should be adequate parking with there being one space per bedroom. There should also be a turnaround area for safe entrance/exit. The property owner said he is intending on using the existing driveway from the accessory building as additional parking/turnaround for the Airbnb. Proper signage will be posted. Regarding handicap accessibility, since the house is not required to be handicap accessible, K. Grant said he does not feel that there should be a requirement for a handicap parking space. Z. Hoffman was in agreement.

**Adamstown Borough Planning Commission**  
**Tuesday, April 18, 2023**  
**MINUTES**

*Motioned by K. Grant, seconded by S. Welsh-Straus and unanimously carried to recommend approval contingent upon acceptance of annual license fee and inspections, proof of insurance, trash removal, 3 parking spaces and a turnaround for safe entrance/exit, with all responses being recorded.*

**Review of Zoning Ordinance** – The regular rental ordinance is currently being worked on. Z. Hoffman said he feels that there will be a need for more frequent inspections in a short-term rental as opposed to a long-term rental and the fee structure needs to be different. This is an ongoing discussion, and once a draft is put together it will be forwarded to SDE to be finalized along with a fee structure.

**Adjournment:**

*Motioned by S. Welch-Straus, seconded by K. Grant and unanimously carried to adjourn.*  
The meeting ended at 8:18PM.  
Attested: S. Toffy, Borough Secretary