

Adamstown Borough Planning Commission
Tuesday, April 20, 2021
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, April 20, 2021. Amber Schnader called the meeting to order at 7:00PM.

Planning Commission Members: Amber Schnader, Stephanie Scheifly, Victoria Motter

Others Present: Phil Ashear, Mark Schweitzer, 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.

14/16 W. Main Street Subdivision – Applicant Mark Schweitzer has a property located at 14/16 W. Main Street which he is looking to subdivide. The width of the proposed vacant lot is 1’ short of the required lot width. On August 1, 2019 the Adamstown Zoning Hearing Board approved a variance to Section 320-18.D(2)(a) of the Zoning Ordinance. The lot will be subdivided into two lots with the lot containing the existing structure being 60’ wide and the vacant lot being 39’ wide. Mr. Schweitzer feels that a single-family home or stacked 2-unit structure will fit the character of the neighborhood. The submitted plan shows existing conditions as well as what he is proposing. Lot one (the proposed new lot) shows two structures, neither of which are a principal structure, encroaching on the side yard setbacks. M. Schweitzer said that the structure encroaching the shared boundary line was at one time the original Adamstown Library. He said he offered this structure to the Library and will look into it again. Borough zoning officer P. Ashear said that this issue will be resolved if the revised plan shows the structures are removed. He said that the lot width is fine since a variance was acquired to allow the 39’ width. The front setback line should be shown on the plan as well as the sewer lateral going to the existing house and if there is one going to the new lot that must be shown as well. Sufficient water and sewer capacity must be approved if a structure will be built on the new lot. Minor items include new deeds and legal descriptions need to be prepared. There is currently no off-street parking for the existing structure so if the PC waives the requirement for a driveway for the new lot, an easement is necessary allow a driveway to be shared by both lot structures. The goal is to build a stacked two-unit structure on the new lot which would serve as a rental property.

No action was taken; applicant will come back to the Planning Commission with a revised plan after addressing the outstanding issues outlined in SDE Review Letter #1 dated April 20, 2021.

Adjournment:

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

The meeting ended at 7:26PM.

Attested: S. Toffy, Borough Secretary