

Adamstown Borough Planning Commission
Tuesday, June 15, 2021
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, June 15, 2021. Jessica McManimen called the meeting to order at 7:00PM.

Planning Commission Members: Jessica McManimen, Amber Schnader, Stephanie Scheifly, Sherriann Welch-Strause

Others Present: Phil Ashear, Randy Dautrich, Randy Good, Cindy Schweitzer, Mark Schweitzer, Brynn Schaffer, Randal Robitzer, Porter Stevens

Minutes:

Minutes from the April 20, 2021 Planning Commission meeting were approved with a motion by S. Scheifley seconded by A. Schnader and unanimously carried.

14/16 W. Main Street Subdivision – Applicant Mark Schweitzer was asked at the April PC meeting to come back with a revised plan after addressing the outstanding issues outlined in SDE’s review letter #1 dated April 20th. Applicant C. Schweitzer said that No. 1 under Zoning regarding the spring house is still outstanding because it is covering an existing spring and she would prefer not removing it as it would become a safety hazard. It cannot be used for any type of storage. Regarding the proposed use, they originally received zoning approval for building two units, one on top of the other, but have decided to rather sell the property. All of the existing structures currently on the lot will be removed with the exception of the spring house. Under SALDO, a planning module was submitted to DEP and they are awaiting a response from them. The applicants are requesting a waiver request for §265-39 regarding a proposed common driveway. They are also requesting preliminary plan waivers. C. Schweitzer provided a plan showing other shared driveways along Main Street in the area of this property. A shared driveway would free up parking on Main Street but it would also provide off-street parking for the two existing units plus the new proposed unit structure. P. Asher said that the accessory structure spring house cannot be there without a principal structure on the property, but if the applicants are able to provide copies of the approved zoning that presumably shows the location of the proposed units on the lot, then they could prove principal use which would allow for the spring house to remain as an accessory to that. If this is done, the potential purchasers of this property would be committing to the location of the principal structure. C. Schweitzer said she does not want to do that. P. Asher requested that they provide a revised plan showing the building envelope for the principal structure conforming with setbacks and also the water laterals, a revised sufficient capacity letter for two units and the previously approved zoning.

J. McManimen said that she understood the former Library building located on the property was not able to be moved due to its condition and asked if pictures could be taken prior to removing the structure. R. Good said that the structure could and will be safely moved. He is in the process of working with Heck Construction and the Library Board and it will be moved as soon as a site is chosen to move it to.

Motioned by A. Schnader, seconded by S. Scheifley and unanimously carried to recommend approval of the four waivers requested from Sections §265-13, §265-20, §265-20(B)(2) and §265-39(1)(3) as outlined in SDE’s Review Letter #1 dated June 15, 2021.

Motioned by A. Schnader, seconded by S. Scheifley and unanimously carried to recommend approval if a revised plan is submitted showing the building envelope along with setbacks and water laterals, a driveway easement is provided and a revised sufficient capacity letter for two units, conditional upon satisfaction of SDE’s letter as well as tonight’s discussion.

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Lot 3 Subdivision – The applicant’s engineer, R. Dautrich, explained that this plan was previously approved for 6 lots, however the applicant has revised the plan to contain only 5 lots. All items in SDE’s review email from Christine Stivers dated May 24, 2021 have been addressed. SDE had some concerns regarding drainage on the lots on Bowmansville Road, so a swale was constructed in an existing easement area. There are several minor items on SDE’s review letter dated June 15th that need to be addressed including providing the sewage planning module as well as the revised cost estimate showing 5 lots instead of 6.

Motioned by J. McManimen, seconded by A. Schnader and unanimously carried to recommend conditional approval based on the applicant complying with all items in SDE’s review letter dated June 15, 2021.

476 Adamstown Road Subdivision – The applicant’s engineer, B. Schaffer, said that most of the items in SDE’s review letter dated June 15th have been addressed. One outstanding item is the sewage planning module, which is being reviewed by DEP. Another item is a waiver request for curb and sidewalk based on the location of the property and lack of existing curb and sidewalk in that general area along Adamstown Road.

Motioned by S. Scheifley, seconded by A. Schnader and unanimously carried to recommend waiver request from Sections ~~§~~257-8 and ~~§~~257-9.

Motioned by S. Scheifley, seconded by A. Schnader and unanimously carried to recommend conditional approval based on the applicant complying with all items in SDE’s review letter dated June 15, 2021.

Public Comment – Porter Stevens from the Lancaster County Planning Commission introduced himself as the representative assigned to Adamstown Borough.

Adjournment:

Motioned by S. Welch-Strause, seconded by S. Scheifley and unanimously carried to adjourn.

The meeting ended at 7:33PM.

Attested: S. Toffy, Borough Secretary