

Adamstown Borough Planning Commission  
Tuesday, June 21, 2022  
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, June 21, 2022. Zach Hoffman called the meeting to order at 7:00PM.

Planning Commission Members: Zach Hoffman, James Johnson-Null, SherrieAnn Welch-Straus

Others Present: Chuck Hess, Thomas Kunish, Amanda McDonald, Jayne Katherman, Sam Toffy

**Minutes:**

*Minutes from the April 19, 2022 Planning Commission meeting were approved with a motion by Z. Hoffman seconded by J. Johnson-Null and unanimously carried.*

**Thomas Kunish & Amanda McDonald Special Exception Application** – The Applicant’s representative Jayne Katherman of Barley Snyder addressed the Planning Commission regarding a Special Exception use per §320-18.C.(4) to allow the use of the property for a Bed & Breakfast Inn which is currently not permitted within the Main Street Residential District. The property is approximately a .48-acre lot with 7,959 feet of living space. The applicants plan to live at the property and if permitted, no more than 4 bedrooms will be rented out to guests for periods not exceeding one week. There is ample off-road parking to accommodate the required off-street parking which would include the required two spaces for the residential dwelling as well as the required one space per guest room for a total of 6 off-street parking spaces.

There are two accesses to the off-street parking area – one off W. Main Street and the other an alleyway off Willow Street. There was a concern regarding an adequate site triangle when exiting the premises via the W. Main Street driveway. Z. Hoffman recommended designating this driveway as an entrance only, with the exit going down the alleyway to Willow Street. This information, along with site distance information and parking space locations/sizes, shall be depicted on a Site Plan submitted to the Borough along with the Zoning Permit Application.

*Motioned by J. Johnson-Null, seconded by Z. Hoffman and unanimously carried to recommend conditional approval contingent upon completion of items as outlined in SDE’s Review Letter dated June 20, 2022.*

**Zoning Ordinance Review Discussion:**

- A list of additional definitions suggested by Zoning Officer C. Hess as well as associated ‘uses’ that are not currently covered in the Zoning Ordinance.
- C. Hess provided several examples of Short-Term Rental Ordinances from other municipalities and it was determined that the Ordinance from Paradise Township could best serve as a model for Adamstown.
- Goals and objectives of amending the Zoning Ordinance were discussed which include making the Borough more re-development friendly.
- Possibly rezoning Main Street to Mixed Use to allow limited commercial use on the first floor with residential living above to allow opportunities for business and entrepreneurs to re-invest in the Borough while working towards revitalization of the Main Street area.

Z. Hoffman will reach out to Council members R. Good and d. Alumbaugh with an invitation to the next Planning Commission meeting.

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**Adjournment:**

*Motioned by J. Johnson-Null, seconded by S. Welch-Straus and unanimously carried to adjourn.*  
The meeting ended at 8:10PM.  
Attested: S. Toffy, Borough Secretary