

Adamstown Borough Planning Commission
Tuesday, July 20, 2021
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, July 20, 2021. Stephanie Scheifley called the meeting to order at 7:00PM.

Planning Commission Members: Stephanie Scheifley, Victoria Motter, Sherriann Welch-Strause

Others Present: Phil Ashear, Richard Young, Roger Tarthelia, Harry Patel, Kenny Patel, Mike Patel, Josie Motter, Arabella Motter, Sam Toffy

Minutes:

Minutes from the June 15, 2021 Planning Commission meeting were approved with a motion by V. Motter seconded by S. Strause and unanimously carried.

Adamstown Quick Stop, LLC – 2990 N. Reading Road – The Applicant’s attorney R. Young said that his Applicant would like to install gas tanks at the said location. One issue that was addressed in SDE’s review letter was that the proposed pumps would be closer than 20’ to the front lot line. R. Young said that this is less of a concern because there is curbing in place and the tanks would be 20’ from the curbing. He does not foresee any building being done on the opposite side of Rt. 272, as it is a bog turtle area on the south side of the road. The island on the property dates back prior to 1976 and if it were to be moved north closer to the building, it would cut down on the available space for parking and driving between the building and the pumps. Also, if the pumps were moved closer to the building they would be almost on top of the tanks which DEP is not in favor of. Once they receive approval from the ZHB, they would go to PA Labor & Industry to get approval to install the pumps and tanks. Zoning Officer P. Asher said that would cover establishing the use that there could be pumps/tanks on the property. He said it is SDE’s opinion that they will still require some kind of approval from PennDOT for the location of the pumps within PennDOT’s R/W. In addition to that, if they do get approval from PennDOT, he is suggesting that they add a variance request to the 20’ requirement. P. Ashear is requesting that the Applicant provide this to SDE in writing. P. Ashear is also requesting that the Applicant provide proof that the neighboring property owners listed in their ZHB Application have been notified of the ZHB hearing. R. Young said he has no problem doing this, but in his experience the ZHB solicitor has always taken care of posting the property and alerting neighboring property owners. P. Ashear said he will check with the ZHB solicitor to confirm this.

P. Ashear asked R. Young that if PennDOT were to approve the location of the pumps and all other requirements were met, and if the Special Exception and Variance with the location for 20’ setback were approved, would he be willing to submit a land development plan. When asked why he would have to submit a land development plan, P. Ashear explained that land development plans are typically required for all commercial uses, especially in the Commercial Zoning District. R. Young said they are not increasing any impervious surface and was told by P. Ashear that for this reason it would be that much easier. P. Ashear explained that it is the establishment of a new use on a commercial property which would require the submission of a land development plan. R. Young asked if he could request waivers if he were to submit a land development plan and was told he could, and he could even submit a waiver from submitting a land development plan, but it wouldn’t necessarily be approved.

Motioned by V. Motter, seconded by S. Scheifley and unanimously carried to recommend approval of the special exception conditional that all items in SDE’s letter dated July 20, 2021 are satisfied, the variance requested from PennDOT for the 20’ setback, once approved, is submitted to SDE and that the Applicant return to the Planning Commission with a land development plan once the Special Exception Application is approved by the Zoning Hearing Board.

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Adjournment:

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

The meeting ended at 7:25PM.

Attested: S. Toffy, Borough Secretary