

Adamstown Borough Planning Commission  
Tuesday, August 17, 2021  
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, August 17, 2021. Jessica McManimen called the meeting to order at 7:00PM.

Planning Commission Members: Jessica McManimen, Victoria Motter, Amber Schnader

Others Present: Phil Ashear, Chuck Hess, Ron Hershey, Josie Motter, Arabella Motter, Sam Toffy

**Minutes:**

*Minutes from the July 20, 2021 Planning Commission meeting were approved with a motion by V. Motter seconded by A. Schnader and unanimously carried with corrections as noted.*

**Robert & Marilyn Beiswenger – 58 E. Main Street Sketch Plan** – The Applicant’s representative R. Hershey addressed the PC members and said that in talking with the zoning officer P. Ashear, he decided it would be beneficial to submit a sketch plan prior to submitting the Zoning Hearing Board application. This way any zoning issues could be taken care up front. P. Ashear provided a review letter dated August 17<sup>th</sup> with items to be addressed including water & sewer and stormwater. Mr. Hershey said that the property owner currently has a two-family dwelling which is permitted in the R3 District. Once the property is subdivided, there will be a zoning issue with the width of the newly created lot, as it does not meet the 40’ width requirement for the R2 District, which is what the newly-created lot will fall into. A lot width variance is one item being requested from the ZHB. The second variance being requested is for the lot with the existing two-family dwelling because the lot width requirement for the R3 District is also 40’ and this lot will fall short. Mr. Hershey confirmed that the way he has the variance listed is to the supplementary zoning section with respect to lot averaging. P. Ashear recommended that he also add the variance request to the section in the R2 District that requires 60’ of frontage so that both ends are covered.

The property owner is looking to sell the newly created lot as a buildable lot so the future owner of the lot would be responsible to follow all requirements regarding stormwater, E&S plan, water & sewer, etc. C. Hess asked how they plan to address the driveway and off-street parking requirements for the newly created lot. Mr. Hershey said possibly a one-car garage and one off-street parking area in the driveway or possibly two off-street spaces on the side of the future house.

The items in SDE’s review letter dated August 17<sup>th</sup> will be addressed and revisited at the next PC meeting.

**Zoning Ordinance Review** – Several years ago the Planning Commission reviewed the existing Zoning Ordinance and prepared a list of proposed revisions to clarify unclear sections and eliminate gray areas. The proposed revisions were approved by Council but were never incorporated into the Zoning Ordinance. The borough recently received a complaint regarding a wall being built in Stoudtburg Village. No action could be taken because the Mixed Use District which is what Stoudtburg Village falls under, is not included in the Zoning Ordinance section regarding walls, fences and hedges. When this was brought to Council’s attention, rather than going through the expense to incorporate this one item into the Zoning Ordinance, they recommended that the PC re-review the Zoning Ordinance and provide a list of all recommendations to be made. J. McManimen suggested having the PC sit together and go through each section together. For now, the previous recommendations to the walls, fences and hedges section as well as the other miscellaneous sections that were previously reviewed will be re-visited. As a result, the following suggestions were made:

- Adding 'MU' to §320.26.A.
- Add to §320.26.J. that written agreement must be notarized.

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- Amend §320.26.E. to say that electric fences for livestock are prohibited (make sure there are definitions for livestock), however low-voltage underground fences for dogs are allowed and must be wholly contained within the property for which they serve.
- Add a subsection to §320.26.E. saying that underground electric fences for dogs are exempt from zoning but require a building permit.
- §265.49 – No dumpsters are allowed on streets less than 36' wide curb to curb.
- §265.49 – If on-street dumpsters interfere with emergency services or snowplowing responsibilities of the borough, they will be ticketed.
- §265.49 – A temporary dumpster zoning permit is required prior to obtaining a dumpster.

The topics below will be discussed with the borough solicitor:

- §133-1 – Add airsoft guns, air rifles, BB guns & water guns to this section.
- §320-77 – Allow uninspected vehicles to be on private property if they are covered with a car tarp

C. Hess will forward to the borough solicitor for her review and it will come back for a PC recommendation which will then go to Council.

**Adjournment:**

*Motioned by V. Motter, seconded by A. Schnader and unanimously carried to adjourn.*

The meeting ended at 8:28PM.

Attested: S. Toffy, Borough Secretary