

Adamstown Borough Planning Commission
Tuesday, September 20, 2022
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, September 20, 2022. Victoria Motter called the meeting to order at 7:00PM.

Planning Commission Members: Zach Hoffman, Victoria Motter, SherrieAnn Welch-Straus

Others Present: Chuck Hess, Dwight Fox, Randy Dautrich, Mike Bieber, Randy Good, Sam Toffy

Appointment:

Z. Hoffman was appointed as Secretary by S. Welch-Straus seconded by V. Motter and unanimously carried.

Minutes:

Minutes from the July 19, 2022 Planning Commission meeting were approved with a motion by Z. Hoffman seconded by S. Welch-Straus and unanimously carried.

Foxes Siding, Inc. – 29-35 E. Main Street Subdivision Plan – A review letter was issued by SDE on September 19, 2022 outlining outstanding issues. M. Bieber who represents the applicant, addressed the PC members with those items.

- Zoning Review – Item 2, Bullet Point 2 – utility easements should be shown. Mr. Bieber said they are shown on Sheet L-2. C. Hess said he should make note of that.
- Mr. Bieber said that there was a R/W provided in the rear of the homes. C. Hess said there is concern as to where someone is able to legally cross as well as pavement improvements being built so that there is a crossing area.
- C. Hess said that per the Zoning Decision it stated that it is required to prepare and record all necessary utility easements identified. He suggested that Mr. Bieber reach out to the Borough Solicitor to see what she will need from him.
- Subdivision and Land Development Review – Item 15 – Mr. Bieber asked if it is necessary to install at the alley. C. Hess said he talked with the PW Superintendent and was told that the Borough does not maintain that alley, therefore it is considered a paper alley and no stop sign is required. It is the responsibility of the property owners who utilize the alley to maintain it.
- Subdivision and Land Development Review – Item 16 – C. Hess said that this item could be addressed by a plan note stating that this is a paper alley and it is subject to use and maintenance by all abutting property owners. R. Good said there should be a maintenance agreement for the parking spaces and the alley. C. Hess explained that there are other property owners who currently utilize the alley and they cannot be forced to be part of a maintenance agreement. He will follow up with the Borough Solicitor.
- Subdivision and Land Development Review – Item 19 – Mr. Bieber is asking for a waiver of this item, saying it is only .41 acre and everything is already existing. C. Hess said that the Borough ordinance indicates that any residential subdivision that creates more than 3 lots, the public park and dedication requirement must be addressed. It does however, have a fee in lieu of stipulation. There is a very small area that would be required to be dedicated so the fee in lieu of would be relatively low. Since it is a requirement, a waiver could be requested but may not necessarily be granted.
- C. Hess said there are not a lot of site improvements but there is the need to create parking spaces. There are provisions in the ordinance are for financial security for any site improvements. M. Bieber said they are comfortable with establishing financial security.

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- Stormwater Management Review – Item 3 – Regarding construction and excavation, C. Hess said it would require an E&S Plan. He is suggesting that they put a note on the plan that they will provide E&S controls during that phase. A silt sock would be sufficient.
- General Review – C. Hess said there is existing curb and sidewalk along the existing property. The borough personnel periodically reviews the condition of curb/sidewalk throughout the Borough so the property owner should review the condition of these areas and correct any deficiencies prior to selling the units.
- Zoning Review – Item 3 – Water/sewer tapping fees is not applicable, as they are already established.

Waiver Requests:

- Section 265-13 – Preliminary Plan Application & Section 265-20 – Preliminary Plan – The applicant would like to request a waiver and go directly to a Final Plan since everything is already existing and there is limited land development taking place.

Motioned by Z. Hoffman, seconded by S. Welch-Strauss and unanimously carried to accept the waiver requests as discussed conditional upon addressing all outstanding items.

- Section 265-20C(3) – Existing Features within 200-feet of the subject tract – SDE sees no issue with granting this waiver.

M. Bieber said he submitted a copy of the Plan to the Lancaster County Planning Commission, but no comments have been received back from them yet.

Motioned by Z. Hoffman, seconded by S. Welch-Strauss and unanimously carried to recommend Final Plan approval conditional upon items in SDE review letter dated September 19, 2022 as well as items discussed at PC meeting September 20, 2022 being addressed.

Burkholder Capital, LLC - 3094 N. Reading Road ZHB Application – A ZHB Variance and Special Exception Application was received from Burkholder Capital, LLC to remove the existing carwash/storage building and replace it with 24 self-storage units. R. Dautrich, the applicant's engineer, addressed the PC members. The special exception is being requested due to having two principal structures on the lot. C. Hess explained that when putting two principal uses on a single lot, you are planning for the potential for the two uses to be subdivided at some point, so you must create a theoretical lot that has to meet zoning requirements. The Applicant is also asking for relief from the requirement of having street access as well as meeting the lot size, depth and setbacks. C. Hess said that there was no specific number of feet listed in the Application that they are requesting relief from but if the Special Exception could be granted with the condition that the property cannot be subdivided, those items would not be an issue. A variance for supply and sewer was requested which is a requirement of all new commercial buildings. Per the code, a restroom is a requirement. The suggestion was made that maybe the restroom in the carwash office could also be used for renters of the storage unit building.

R. Dautrich said that the proposed storage units will be located outside the floodplain and there will be a ramp to use to get to the interior doors. The units will be ADA accessible. C. Hess had a concern that the building will be too close, if not in, the floodplain. The Borough has a responsibility to its citizens, and in order to participate in the FEMA flood insurance program, must be sure to enforce the floodplain regulations and ordinances accordingly. He questioned R. Dautrich if he was willing to certify that the plan, as submitted, shows the proposed building as outside the floodplain. R. Dautrich said he will recheck with the surveyor.

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In an email to C. Hess, the Applicant said that fuel storage will be public for rent. All access to the units will be on the front side (facing Rt. 272) and will be controlled with electronic locks. There will be lighting and video surveillance. And the units will be open 24/7, so the Borough may want to place some controls on that to keep disturbance of neighbors to a minimum at night. There will be 4 parking spaces which overlap with the existing carwash lot and one larger off-street loading/unloading space. Green space will be created in areas that are currently paved which will be located behind the storage units. Visual screening will be planted behind the carwash property to buffer noise from the houses behind it.

R. Good asked how to ensure that the property could never be subdivided. C. Hess said it could be a condition of the ZHB decision.

Motioned by Z. Hoffman, seconded by S. Welch-Strauss and unanimously carried to recommend approval of the variance and special exceptions conditional upon further evaluation of the floodplain impacts and addressing criteria for the zoning relief and items in SDE review letter dated September 19, 2022 as well as items discussed at PC meeting September 20, 2022 being addressed. Water supply recommendation for conditional approval subject to compliance with building code.

Adjournment:

Motioned by Z. Hoffman, seconded by S. Welch-Straus and unanimously carried to adjourn.
The meeting ended at 9:00PM.
Attested: S. Toffy, Borough Secretary