Adamstown Borough Planning Commission
Tuesday, April 19, 2022
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, April 19, 2022. Jessica McManimen called the meeting to order at 7:00PM.

Planning Commission Members: Victoria Motter, Amber Schnader, James Johnson-Null, Zach Hoffman, SherrieAnn Welch-Straus

Others Present: Chuck Hess, Dwight Fox, Mike Bieber, Randy Good, deLyn Alumbaugh, Josie Motter, Sam Toffy

Annual Appointments:

A. Schnader asked for nominations for Chairman.

A motion was made by V. Motter, seconded by J. Johnson-Null and carried by a vote of 4-0-1 to nominate A. Schnader as Chairman of the Planning Commission (A. Schnader abstained).

A. Schnader nominated V. Motter for Vice Chairman.

A motion was made by A. Schnader, seconded by Z. Hoffman and carried by a vote of 4-0-1 to nominate V. Motter as Vice Chairman of the Planning Commission (V. Motter abstained).

A. Schnader asked for nominations for Secretary.

A motion was made by V. Motter, seconded by A. Schnader and carried by a vote of 4-0-1 to nominate J. Johnson-Null as Secretary of the Planning Commission (J. Johnson-Null abstained).

Minutes:
Minutes from the November 16, 2021 Planning Commission meeting were approved with a motion by Z. Hoffman seconded by V. Motter and unanimously carried with revisions as noted.

Dwight Fox – 29, 31, 33 & 35 E. Main Street Variance/Special Exception Application – The Applicant's surveyor Mike Bieber addressed the Planning Commission regarding zoning relief regarding lot width as well as side setback so the applicant is able to subdivide the property. The property in question is a 4-unit row home utilized as apartments in the R-3 District. The issue of off-street parking was discussed with one option being to create an easement to allow access to the rear of the properties. J. Johnson-Null said it is not uncommon with row homes and feels it is very do-able. There currently is not enough room for 2 vehicles per unit, as there are out-structures located behind two of the units so those would have to be eliminated. Borough Zoning Officer C. Hess said that the applicant would have to demonstrate that there would be adequate room for vehicles to access the parking areas. At this time the applicant does not plan to sell any part of the property once subdivided. V. Motter said that this plan is on track with the Regional Planning Commission in that it would allow for more sustainable, affordable housing for families who want to get into ownership vs. renting. C. Hess said there needs to be adequate site distance coming out from the alleyway.

Motioned by A. Schnader, seconded by Z. Hoffman and unanimously carried to recommend zoning relief conditional upon all items in SDE's review letter dated April 19, 2022 being addressed.

Zoning Ordinance Review – Council member deLyn Alumbaugh addressed the Planning Commission regarding potential revisions to the zoning ordinance, specifically the section on signs. Our ordinance currently allows signs with movement related to weather but Mr. Alumbaugh is proposing adding to §320-85.C.1. the following: Signs on highway commercial roads in Adamstown may show movement of short messages providing the messages change not more than once per minute. He is not locked into the one-minute period but feels that it should be restricted to only highway commercial and he is asking for everyone's feedback. He is also asking for a report to be provided to Council after each Planning Commission meeting to keep Council informed.

Council President Randy Good said that we should also review our property maintenance codes because we are receiving complaints and we would like to see that properties maintained. S. Welch-Straus suggested possibly creating a group who could assist those property owners in need of help who are unable to do the work themselves. d. Alumbaugh said there are several property owners who have received property maintenance violation letters and he is hopeful that they will get their properties cleaned up.

In order to review the zoning ordinance efficiently C. Hess suggested everyone reviewing the same sections as homework, making notes then discussing those sections. Sections 1 through 4 will be reviewed as homework and discussed at the next PC meeting.

Adjournment:

Motioned by Z. Hoffman, seconded by J. Johnson-Null and unanimously carried to adjourn.
The meeting ended at 8:17PM.
Attested: S. Toffy, Borough Secretary