Adamstown Borough Planning Commission
Tuesday, August 15, 2023
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, August 15, 2023. Zach Hoffman called the meeting to order at 7:00PM.

Planning Commission Members: Zach Hoffman, Randy Good, SherrieAnn Welch-Straus

Others Present: Tom Unger, Mark & Jodelle Martin, Randy Dautrich, Reily Noetzel, Ivan Ugrenyuk, Veronika Krupenya, Sam Toffy

Minutes:
Minutes from the April 18, 2023 Planning Commission meeting were approved with a motion by R. Good seconded by S. Welch-Straus and unanimously carried.

Mark & Jodelle Martin, 245 E. Main Street ZHB Application – M. Martin said that this in-law quarters was never designed to be a rental unit, as the public utilities from the main house are extended to the in-law quarters. Z. Hoffman stated that the PC's only comment in response to SDE's Review letter dated August 11, 2023 is that the in-law quarters stays family use. SDE representative T. Unger explained that the ZHB could add that as a condition of the Decision. R. Good said that historically there have never been any issues with family members living in that unit in the past so he agrees that as long as it is family, it is acceptable. There was also a required annual agreement that the current owners had to submit to the Borough office each year, and the PC is recommending that no longer be required. The Places 2040 plan for Lancaster County encourages higher density and there is a shortage of affordable housing, so this would tie into the 2040 plan.

> *Motioned by R. Good, seconded by Z. Hoffman and unanimously carried to recommend approval contingent upon only allowing family members to live in the in-law quarters. Also, no annual agreement is required to be submitted to the borough office.*

Ivan Ugrenyuk & Veronika Krupenya, 10 S. Broad Street ZHB Application – Atty. Noetzel represented the applicants and addressed the PC members. They are seeking a Special Exception to build a single-family dwelling in the Highway Commercial District. They are also seeking a Variance for an accessory garage building which will be a pole building used to house vehicles. The accessory building will be slightly larger than what is permitted so in addition to 3 cars, it could also fit lawn equipment and other items. The applicants' engineer R. Dautrich said that all of the items outlined in SDE's review letter dated August 11, 2023 have been addressed. R. Good said the lot has been empty for a long time and since public utility lines are available in the area, it would be nice to have a home on the lot. The sewer line could be run along the R/W to avoid cutting the road except where the meter pit is to be located.

> *Motioned by R. Good, seconded by S. Welsh-Straus and unanimously carried to recommend approval contingent upon completion of items in SDE's Review Letter dated August 11, 2023, working with Mike Palm and Chuck Hess to keep the sewer out of the street and to avoid open cutting the road except where meter pit is to be located.*

Adjournment:

Motioned by R. Good, seconded by S. Welch-Straus and unanimously carried to adjourn. The meeting ended at 8:17PM.
Attested: S. Toffy, Borough Secretary