Adamstown Borough Planning Commission
Tuesday, February 18, 2025
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, February 18, 2025. Zach Hoffman called the meeting to order at 7:00PM.

Planning Commission Members: Zach Hoffman, Amy Good, Kevin Grant, SherriAnn Welsh-Strause

Others Present: Mike Rohrer, Sam Toffy

Minutes:
Minutes from the January 21, 2025 Planning Commission meeting were approved with a motion by K. Grant seconded by A. Good and unanimously carried.

Ordinance Updates – Z. Hoffman lead the discussion regarding revisions to the Zoning Ordinance. The Zoning Map was reviewed to find areas that could possibly be rezoned to be more marketable. Once it is determined which areas should be re-zoned, M. Rohrer could work on updating the Map.

The junkyard was one area of discussion to possibly be changed to Highway Commercial or possibly a new zoning category to allow for a housing development.

Another location discussed was along Bowmansville Road (south of Rt. 272). This area is currently zoned R1 – Low Density Residential. This area is not overly appealing, but there is potential for development of some kind. Most of the R1-zoned areas south of Rt. 272 would require easements, and the terrain is very steep. Z. Hoffman said that it may be beneficial to re-zone this area to HC. A. Good questioned if this would limit potential buyers who may want to build homes in this area. M. Rohrer explained that this would be the only other area in the Borough that would make sense to zone HC.

There is another R1-zoned area along the south side of Willow Street, just before leaving the Borough, that could possibly be rezoned R2 Medium Density Residential. There is the future potential for subdividing for higher density.

We will be reviewing the definitions that former Zoning Officer C. Hess provided. Once that is completed, everything will be presented to Council.

Dumpsters – M. Rohrer provided a copy of a dumpster ordinance which was reviewed and discussed. This will be discussed in more detail at the next meeting and forwarded to the solicitor for review/finalization.

Signs – Z. Hoffman will talk with R. Good to see what procedure needs to be followed to get proposed revisions into the current sign ordinance and he will formalize everything discussed and get it to M. Rohrer.

AirBnBs – S. Welsh-Strause questioned why short-term rentals are going to be limited to a specific zoning district. Z. Hoffman explained that they are usually managed by someone outside the Borough, so the Borough loses revenue. The only way for the Borough to make money is through a short-term rental fee. If it is allowed in the R2 District, and there were multiple short-term rentals, the Borough would lose money.

Adjournment:

Motioned by K. Grant, seconded by S. Welsh-Strause and unanimously carried to adjourn. The meeting ended at 8:37PM.

Attested: S. Toffy, Borough Secretary