Adamstown Borough Planning Commission
Tuesday, January 20, 2026
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, January 20, 2026. Kevin Grant called the meeting to order at 7:00PM.

Planning Commission Members: Kevin Grant, Amy Good, SherriAnn Welch-Strause

Others Present: Randy Good, Zach Hoffman, Jim Bretz, Mike Rohrer, Sam Toffy

Reorganization:
S. Toffy called the meeting to order and opened nominations for Chairman. K. Grant was nominated by A. Good.

K. Grant took control of the meeting and opened nominations for Vice-Chairman. A Good was nominated by S. Welch-Strause. S. Welsh-Strause was nominated by A. Good for Secretary.

Minutes:
Minutes from the December 16, 2025 Planning Commission meeting were approved with a motion A. Good, seconded by K. Grant and unanimously carried with changes as noted.

SRBC 2026 Consumptive Use Mitigation Grant Letter of Support – SDE is requesting the PC provide a Letter of Support to the SRBC for a 2026 Consumptive Use Mitigation Grant that the borough is applying for. This project includes replacing aging water meters, radios and well level probes, and deploying new leak detection pods. A. Good drafted a Letter of Support for consideration.

> *A motion was made by K. Grant, seconded by S. Welch-Strause and unanimously carried to accept the letter as presented.*

Updating Zoning Ordinance:

- Solid Waste – This item is currently on hold pending a decision on whether the borough transitions to contracted hauling. If the borough moves forward with a single hauler, an ordinance will need to be drafted to align with that structure. R. Good stated that there are several reasons why now is an appropriate time to make the switch to a single hauler:
    - The billing capabilities of the software that the new w/s billing company will offer.
    - Environmentally better – less trucks, less wear & tear on roads.
    - Money savings.
    - Receptacles only out one day/week throughout the borough.
- Definitions – A number of definitions that are not currently included in the Zoning Ordinance need to be reviewed to determine where they should be permitted. M. Rohrer suggested designating them as conditional uses or special exceptions within certain districts.
- R. Good asked the Planning Commission to consider three initiatives:
    - Industrial District Zoning – The ordinance was drafted to permit alternative uses once the industrial use has ended. This could open the door for additional housing, daycare centers, or senior care facilities, all of which are needed.

  - Borough Website – He would like the new website to include links to local businesses and nonprofit organizations.

  - Simplified Zoning – The Lancaster County Planning Commission is currently developing a simplified zoning ordinance for use throughout the County.

- The Rental Ordinance was briefly discussed and will be reviewed at the next meeting.

- Zoning Map – The map was reviewed several meetings ago, with the goal being to create increased high-density housing.

- R. Good gave an update on ongoing projects in the borough.

Adjournment:

Motioned by A. Good, seconded by S. Welch-Straus and unanimously carried to adjourn. The meeting ended at 8:33PM.

Attested: S. Toffy, Borough Secretary