Adamstown Borough Planning Commission
Tuesday, July 15, 2025
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, July 15, 2025. Zach Hoffman called the meeting to order at 7:15PM.

Planning Commission Members: Zach Hoffman, Amy Good, Kevin Grant

Others Present: Joella Neff, Gwen Newell, Matt Hoyer, Aim Terranova, Randy Good, Mike Rohrer, Sam Toffy

Minutes:
Minutes from the May 20, 2025 Planning Commission meeting were approved with a motion A. Good, seconded by K. Grant and unanimously carried.

Lancaster County Planning Commission Zoning Ordinance – The LCPC is working towards simplifying zoning regulations throughout the County. G. Newell, Senior Planner, led the discussion by introducing a Simplified Zoning worksheet proposing 18 zoning districts. There was discussion regarding which areas of the Borough could fit into the various proposed districts. Since this is a very rough draft, she explained that additional districts may have to be added if areas don't fit into any of the 18. R. Good stressed how important it is to keep regulations in place to minimize or prevent any development near the Borough wells, to keep our drinking supply clean. After much discussion, Z. Hoffman commented that although the LCPC has good intentions on what they are trying to accomplish, much of our borough does not fit into the newly created zoning districts and the majority of our land is already developed.

R. Good said there is a quarterly leaders meeting coming up this month, and he will share this information at that meeting. He invited the LCPC members to attend the October leaders meeting as well.

IronSpire ZHB Application – Steve Rapp from IronSpire submitted a ZHB application for a Special Exception to install a 40K SF warehouse onsite for light industrial assembly and testing of equipment. There was a Text Amendment made (Ordinance #417 dated August 6, 2024) allowing commercial/light industrial in the HC District by special exception.

Z. Hoffman said there may be a noise concern, but he feels it will be minimal. R. Good said that there should be a condition that truck traffic from the warehouse must stay off Stoudtburg and Adamstown Roads. A concern was brought up regarding stormwater runoff, but R. Good said there will be a second stormwater pipe installed to direct stormwater. Zoning Officer M. Rohrer said that the existing storm basin should be re-perked and the SWM plan should be reviewed by borough engineer T. Spayd. R. Good said he will be meeting with S. Rapp of IronSpire on Friday and will discuss installing landscaping along the trail and also along the front area to help cut down on possible noise.

A motion was made by K. Grant, seconded by A. Good and unanimously carried recommend the ZHB work with IronSpire allow the Special Exception with the following conditions:

- *The existing stormwater basin must be evaluated/re-perked.*
- *Place landscaping in areas as discussed.*
- *No truck traffic on Stoudtburg and Adamstown Roads.*

Adjournment:

Motioned by A. Good, seconded by K. Grant and unanimously carried to adjourn. The meeting ended at 9:05PM.

Attested: S. Toffy, Borough Secretary