Adamstown Borough Planning Commission
Tuesday, June 18, 2024
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, June 18, 2024. Zach Hoffman called the meeting to order at 7:00PM.

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

Others Present: Sam Toffy

Minutes:
Minutes from the April 16, 2024 Planning Commission meeting were approved with a motion by A. Good seconded by S. Welsh-Straus and unanimously carried.

Text Amendment of the Highway Commercial (HC) District Regulations – DenTech Industrial who shares the same owners as IronSpire, requested a Text Amendment to build a light manufacturing building on the east side of the IronSpire complex. All manufacturing work would be done inside the proposed building and should not have an impact on borough residents. This Ordinance would only affect properties more than 10 acres in size and the only property in the HC District this size is the IronSpire complex. Z. Hoffman is in favor of their request. He feels it would draw tax revenue into the Borough and the existing DenTech property located in ECT is always maintained well. There was a concern that parking would be lost, but there should still be ample parking on the west side as well as some remaining parking areas to the east where improvements are being proposed. With DenTech's hours being earlier in the day, it shouldn't cause an issue with people going to the restaurant in the early evening hours.

> *Motioned by A. Good, seconded by S. Welch-Strauss and unanimously carried to recommend approval of the proposed Text Amendment as presented.*

Ordinance Updates – Last year the PC began review of the Zoning Ordinance with the intent of adding ordinances that are not currently in place as well as updating the Zoning Map. The project was put on hold, as Council decided to hire an outside agency to take over the project. There was discussion by the PC to resume its review of items that need immediate attention (Air BnB's, B&B's, signage, dispensaries and the current rental ordinance). S. Toffy will pull minutes from past meetings so the PC could revisit this project at its next meeting.

Adjournment:

Motioned by Z. Hoffman, seconded by A. Good and unanimously carried to adjourn. The meeting ended at 8:05PM.

Attested: S. Toffy, Borough Secretary