Adamstown Borough Planning Commission
Tuesday, November 16, 2021
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, November 16, 2021. Jessica McManimen called the meeting to order at 7:00PM.

Planning Commission Members: Jessica McManimen, Victoria Motter, Amber Schnader, James Johnson-Null

Others Present: Chuck Hess, Steve Rapp, Derek Dissinger, Porter Stevens, Josie Motter, Arabella Motter, Sam Toffy

Minutes:
Minutes from the September 21, 2021 Planning Commission meeting were approved with a motion by V. Motter seconded by A. Schnader and unanimously carried.

Steven G. & Adelai V. Rapp – 227 Adamstown Road Rezoning Petition – The Applicant's attorney D. Dissinger addressed the PC members and said that Mr. Rapp is one of the owners of the recently-purchased property at 2800 N. Reading Road now called IronSpire. He is looking to relocate to Adamstown to become a resident of the community and purchased the land at 227 Adamstown Road which is just under 10 acres in size. This property is currently classified as part of the Mixed Use District and he is looking to change it to R-2 Medium Density Residential which would be in line with the other properties along Adamstown Road. He is looking to build a single home and at the same time preserve the existing trees on the lot. There were concerns from the PC members that he may eventually build additional houses on the property but he said that is not his intention. Borough zoning officer C. Hess said that the original intention was to extend the Stoudtburg Village community over to the area located at 227 Adamstown Road which is why it was zoned Mixed Use, however there doesn't seem to be any plan to expand on Stoudtburg Village. He is currently able to build in the Mixed Use District under conditional use but he would be bound by the conditional use plan which could create an issue in the future if he were to plan on building an extension or adding an accessory structure or pool. However, if it is rezoned to R-2 Medium Density Residential, he could potentially do a lot more development on the property. Lancaster County Planning Department Senior Planner Porter Stevens said that on a county level, they are encouraging development in communities to preserve farmland. S. Toffy added that she didn't feel Borough Council would be opposed to more development on this lot if the owner were to move into that direction in the future because it would generate more revenue for the borough.

> *Motioned by V. Motter, seconded by A. Schnader and unanimously carried to recommend approval of the above-referenced rezoning petition that would amend the Zoning Map of the Borough by changing the zoning classification of the property located at 227 Adamstown Road from the current Mixed Use (MU) zoning district to Medium Density Residential (R-2) zoning district.*

Zoning Ordinance Review – C. Hess went over the solicitor's comments regarding items discussed at the August meeting.

Adjournment:

Motioned by V. Motter, seconded by A. Schnader and unanimously carried to adjourn.
The meeting ended at 7:38PM.
Attested: S. Toffy, Borough Secretary