Adamstown Borough Planning Commission
Tuesday, November 18, 2025
MINUTES

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

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

Others Present: Randy Good, Mike Rohrer, Sam Toffy

Minutes:
Minutes from the October 21, 2025 Planning Commission meeting were approved with a motion A. Good, seconded by S. Welch-Strause and unanimously carried.

Zoning Ordinance Review

Short-Term Rentals – The solicitor provided feedback regarding enforcement as well as sprinkler requirements in response to Council's comments on the draft ordinance. After further discussion and minor changes, the draft ordinance will be sent to the solicitor to prepare the final for final review, advertising and adoption.

Noise – Ephrata Borough's Noise Ordinance was reviewed. Other than adapting it to Adamstown, several changes are being suggested:

- 214-3.B(5)(b) Construction Noise
  - not between the hours of 8PM and 7AM weekdays and Saturdays
  - not between 8PM Saturdays and 9AM Sundays
  - not between 8PM and 9AM days preceding legal holidays

- 214.3.B(6) Power Equipment
  - not between 8PM or dusk (whichever comes later) and 7AM weekdays and Saturdays
  - not between 8PM or dusk (whichever comes later) on Saturdays and 9AM Sundays
  - not between 8PM or dusk (whichever comes later) and 9AM days preceding legal holidays

- 214.3.B(13) Street Sales
  - only between the hours of 8AM and 8PM

- 214-4.A(7) Appliances, lawn and garden equipment or household power tools
  - only between the hours of 7AM and 8PM or dusk (whichever comes later)

- 214-4-A(10) Construction equipment
  - only between 7AM and 8PM or dusk (whichever comes later) weekdays and Saturdays
  - only between 9AM and 8PM or dusk (whichever comes later) Sundays and legal holidays

- 214-4-A(18)(b) School and public activities
  - Strike this entire section

- 214-4-A(26) School and public activities
  - Strike this entire section

A motion was made by K. Grant, seconded by A. Good and unanimously carried to recommend the changes as discussed and have the solicitor draft an ordinance for Council's consideration.

Updating Zoning Ordinance – There was discussion on updating the Zoning Ordinance and how we should go about tackling this project. R. Good is asking for suggestions by the January meeting.

Hotels and Motels – Palmyra Borough's Hotels, Motels and Inns Ordinance was reviewed. There were only minor changes made to adapt it to Adamstown.

- Remove **Inns** from the ordinance

- 209-1 Definitions and Word Usage
  - Replace Borough Manager with Borough Secretary

- 209-2 Annual License Required; Annual Inspection
  - Such license shall expire **at the end of the calendar year** of the date of its issuance.

A motion was made by A. Good, seconded by K. Grant and unanimously carried to recommend the changes as discussed and have the solicitor draft an ordinance for Council's consideration.

Adjournment :

Motioned by A. Good, seconded by K. Grant and unanimously carried to adjourn. The meeting ended at 9:04PM.

Attested: S. Toffy, Borough Secretary