Adamstown Borough Planning Commission
Tuesday, October 21, 2025
MINUTES

The Adamstown Borough Planning Commission met on Tuesday, September 16, 2025. Zach Hoffman called the meeting to order at 7:15PM.

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

Others Present: Randy Good, Mike Rohrer, James Bretz, Sam Toffy

Minutes:
Minutes from the September 16, 2025 Planning Commission meeting were approved with a motion from S. Welch Strause, seconded by Z. Hoffman and carried by a vote of 2-0-1 (A. Good abstained).

Zoning Ordinance Review

Short-Term Rentals and Signs – Z. Hoffman said there was feedback given at the Council meeting and he is working to address that with Council and the solicitor.

Noise – We currently do not have a noise ordinance, but recently there has recently been an ongoing issue with loud noise which was brought to the borough's attention by several neighbors. Z. Hoffman reviewed Ephrata's noise ordinance and said it is restrictive with a few exceptions. He suggested starting with their ordinance as a starting point and remove what is not applicable. A. Good said the exceptions in Ephrata's ordinance seem to pertain to quiet hours of 10PM to 8AM. Z. Hoffman recommends everyone reviewing Ephrata's noise ordinance for discussion at the next meeting.

Hotels & Motels – Borough of Palmyra's ordinance is similar to what we are looking to adopt. The borough solicitor said it was adopted in 2017 and has been working well for them so far. Since we currently have an ordinance covering Inns, this item would not be included in the draft hotels/motels ordinance. A. Good said that anything we include in the ordinance should be followed and enforceable. She also questioned length of time allowed to stay. Proof of permanent address will be required if stay exceeds 30 days. The annual inspections required would ensure compliance.

> *A motion was made by A. Good, seconded by S. Welch Strause and unanimously carried to recommend mirroring Borough of Palmyra's ordinance, removing 'Inns' and adapting to Adamstown Borough's zoning.*

Fences – A zoning permit is currently required to install a fence. Council is recommending removing the need for a permit since the ordinance outlines the requirements for installing a fence. A. Good questioned if a house was on a corner lot. M. Rohrer said that in that instance, the property owner would have two front yards. And a fence, in this case, could be no higher than 4' on either side. It also could not be installed in a R/W. The ordinance should also be updated to say that if a property owner wants to install a fence on a shared property line, he must submit a letter, signed and notarized by both property owners, to the borough office. Z. Hoffman will talk with the solicitor about adding hyperlinks to reference other sections of the ordinance.

> *A motion was made by A. Good, seconded by S. Welch Strause and unanimously carried to recommend changes as discussed and talk with the borough solicitor regarding the use of hyperlinks.*

Solid Waste – Z. Hoffman said he would like everyone to take some time to review the draft ordinance model provided by LCSWMA. This draft ordinance would change our recycling procedure a bit. R. Good recommended that when we implement the new ordinance, it be set up to accommodate if the borough were to move towards using a single hauler. Several years ago, Council investigated contracting with a single hauler, but there was too much pushback from residents. There are benefits to having a single hauler, such as having trash cans out only one day per week throughout the borough and improved performance. With the new water/sewer billing system, quarterly trash invoicing could be included. A downfall would be that any questions or issues would be directed to the borough office. Z. Hoffman is tabling this until the next meeting and will email Ephrata's solid waste ordinance to everyone for review.

Public Comment :

Resident J. Bretz questioned what a single hauler would mean to a property owner who takes care of removing their own trash. Z. Hoffman responded that they must be using a licensed hauler. Mr. Bretz then asked if a permit would no longer need to be pulled to install a fence. Z. Hoffman said that is correct, a physical permit would no longer be needed, but the requirements, as found in the zoning ordinance, would have to be adhered to. If they are not, and a complaint is submitted to our office, our Code Enforcement Officer will investigate and if applicable, issue a violation letter.

Adjournment :

Motioned by S. Welch Strause, seconded by A. Good and unanimously carried to adjourn. The meeting ended at 8:04PM.

Attested: S. Toffy, Borough Secretary