

ABBOTTSTOWN BOROUGH PLANNING COMMISSION
Tuesday February 10, 2015

Meeting was called to order in the Council Room at 7:05 p.m. by Chairman Angelo Galantino

COMMISSION ROLL CALL: Angelo Galantino, Chairman; Walter Baker; Dale Reichert; Debbie Shearer; Perry Shearer

Also in attendance: Andrew Merkel, Adams County Office of Planning and Development;
Chad Clabaugh, C.S. Davidson; Loreen Greer, Secretary

GUESTS: Steve Garvick, G & S Foods; Dale Spahr, G & S Foods; Dale Spahr, G & S Foods;
Andy Brough, Conewago Construction

PUBLIC COMMENT: none

APPROVAL OF MINUTES:

- ***Motion made by Walter Baker to accept the minutes of November 11, 2014; 2nd by Perry Shearer; Motion carried, 3 Ayes, 1 Abstain, D. Shearer***
- Debbie would like copies of the minutes prior to the meeting.

OLD BUSINESS:

- 101 Sutton Road – G & S Foods Land Development Plan
Chad reviewed his February 9th letter:
 - #3 – Chad feels the boro should stay with the 50' right of way as it would be consistent with the rest of Sutton Road. The developer will provide the 50' right-of-way on Sutton Road and reduce the proposed building expansion to avoid a waiver of this requirement.
 - #4 – G & S Foods provided documents verifying no additional traffic; Chad will review. Debbie mentioned her concern of trucks using roads posted with no truck traffic signs. G & S Foods has no control over the majority of trucks coming to their facility. They communicate to the drivers the preferred route to use to the plant.
 - #6 – G & S Foods is working with Denny Alwine to choose buffering trees. The developer will also explore some additional locations for trees along Sutton Road and West Fleet Street in lieu of adding Street Trees.
 - #8 – Dale Reichert said the United Hook and Ladder Company #33 probably has a copy of the plan to review and comment on.
 - #9 – G & S Foods is working with Adams County Conservation District regarding the PCSM plan. Chad said G & S Foods could take credit for all previous construction for the volume control.
 - #20 – The storm sewer shown on Sutton Road on the plan was left there by the engineer in error.

Chad reviewed the draft version of the Developer's Agreement:

The \$10,000 contribution figure was arrived at by figuring how much G & S Foods would have paid to do just their portion of Sutton Road. The Planning Commission and the Borough Council have not agreed to this figure. In exchange for the contribution, G & S Foods would get waivers from other requirements of the SALDO. Debbie said she felt the \$10,000 would go further if G & S Foods did the work instead of the borough

because the borough would have to use prevailing wages. Chad agreed, but said that there is some savings by doing Sutton Road as a whole project instead of pieces.

**Copies of Section 5 of the current SALDO were provided to the Planning Commission members to use during the meeting.*

Walter said that he would like assurances that J A Myers will not come back and want to know why they were required to do work in connection to their development that the borough is not requiring G & S Foods to do.

Andrew Merkel said that the Abbottstown Borough Zoning Officer needs to review an updated plan before he can move forward.

Andrew Brough said he is concerned with the delay in the process. He stated they submitted a plan in October and have attended five meetings without any decisions being made.

Dale Spahr stated if the waivers are not granted, the project cannot be done.

Debbie requested more time to study the requests and the SALDO.

- ***Motion made by Perry Shearer to table a recommendation on the request for waivers; 2nd by Walter Baker; Motion carried; 3 Ayes, 2 Nays – Galantino & Reichert.***
- ***Motion made by Perry Shearer to table a recommendation on the approval of the land development plan; 2nd by Debbie Shearer; Motion carried, 5 Ayes***

NEW BUSINESS: none

COMMISSION COMMENTS:

- Walter wants Planning Commission members to be told about all meetings involving the Planning Commission.

ANNOUNCEMENTS:

- Andrew Merkel said there is a website available that have information on the future bridge repair work being done in the area. He said the website allows for comments on the projects.
- Next Planning Commission meeting is Tuesday March 10, 2015 at 7:00 p.m.

Motion made by Perry Shearer to adjourn at 9:05 p.m.; 2nd by Walter Baker; Motion carried, 5 Ayes