

ABBOTTSTOWN BOROUGH PLANNING COMMISSION
Tuesday March 10, 2015

Meeting was called to order in the Council Room at 7:00 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: Dale Spahr, G & S Foods; Andy Brough, Conewago Construction

PUBLIC COMMENT: none

APPROVAL OF MINUTES:

- ***Motion made by Dale Reichert to accept the minutes as amended of February 10, 2015; 2nd by Walter Baker; Motion carried, 5 Ayes***

Amendments: pg 1

- Debbie mentioned her concern of trucks using Sutton Road posted with no truck traffic signs.
- *In exchange for the contribution, G & S Foods would get waivers from other requirements of the SALDO. Will be stricken from the minutes and replaced with The contribution will be made in lieu of widening Sutton Road because the borough intends to also do work on Sutton Road.*
- Debbie said she felt the \$10,000 would go further if G & S Foods did the road work instead of the borough.
- *G & S Foods has submitted a request for waivers per GHI letter dated 01/08/15.*
- Debbie requested more time to study the waiver requests and the SALDO.

OLD BUSINESS:

- 101 Sutton Road – G & S Foods Land Development Plan
Chad reviewed his March 10th letter:
#3 Additional five trees will be planted along Sutton Road on G & S Foods property out of the public right-of-way as a buffering screen to the residential properties.
#5 ***Motion made by Debbie Shearer to move the fire hydrant located approximately 145 Sutton Road closer to G & S Foods property; 2nd by Perry Shearer; Motion carried, 5 Ayes***
#6 G & S Foods must resubmit application for NPDES permit.

Andrew reviewed the Zoning comments which concerned the landscaping fully blocking what needs to be screened and directional arrows on the plan. G & S Foods' current plan meets the requirement of full screening at maturity and they added the directional arrows on the plan.

#4 refers to the revised waiver request, GHI letter dated 02/17/15
GHI was asked to edit the way they were requesting the waiver #1 because they are no longer asking for a waiver for the Right-of-Way (501.C.1) for Sutton Road. All they need now is the waiver for R.O.W. for West Fleet Street and cartway width (501.C.3) for West Fleet Street and Sutton Road. They are going to provide the full 25' for their portion of the R.O.W. on Sutton Road.

Motion made by Perry Shearer that the waivers be handled individually; 2nd by Debbie Shearer; Motion carried, 4 Ayes, 1 Nay Angelo Galantino

Curbs –

Motion made by Perry Shearer to waive the curbs; 2nd by Dale Reichert; Motion carried, 5 Ayes.

Sidewalks – can be used without curbs, using swales instead of storm sewers. Debbie asked if the borough did not require sidewalks, was there a liability to the borough. Andrew said that was a question for the borough solicitor and that the Planning Commission is only responsible to decide whether this is something that should be in place or not. The Planning Commission is not charged with deciding whether there's a liability.

Perry said that in the future when a residential development goes in farther down the road, then a sidewalk would be helpful.

Andrew said there have been cases where the requirement for sidewalks have been temporarily waived; basically maintaining the ability to require them to do at a future time. The condition would go with the property and not the owner.

Motion made by Dale Reichert to waive the sidewalks temporarily under the condition that should that road be required to have sidewalks, that the property owner would comply within one year of being notified by the Borough; 2nd by Walter Baker; Motion carried, 3 Ayes, 2 Nays Debbie Shearer and Perry Shearer

Crosswalks –

Motion made by Dale Reichert to waive the requirement for crosswalks; 2nd by Debbie Shearer; Motion carried, 5 Ayes

Street Trees – (SALDO 507 instead of 509)

Motion made by Dale Reichert to waive the requirement for street trees contingent on an additional 5 trees along Sutton Road outside the Right-of-Way; 2nd by Walter Baker; Motion carried, 5 Ayes

Street Lights –

Debbie suggested two decorative pole lights on either side of the entrance to the driveway. G & S Foods is currently planning to use shielded wall packs on the building to light to the street but not shine light across the street.

Motion made by Dale Reichert to waive section 510 street lights in exchange for the shielded wall packs along the building on Sutton Road and one on the driveway side to cast onto the driveway area; 2nd Walter Baker; Motion carried 4 Ayes, 1 Nay Debbie Shearer

Cartway Width –

Motion made by Dale Reichert to waive requirements for section 501.C.1 and 501.C.3 for West Fleet Street and Sutton Road conditional on satisfaction of the developer's agreement as drafted; 2nd by Walter Baker; Motion carried, 4 Ayes, 1 Nay Debbie Shearer

Motion made by Perry Shearer to make conditional approval this move on to Borough Council with the satisfaction of Chad's letter being satisfied and the letter from United Hook and Ladder. Chad's letter is dated March 10th and with all the aforementioned corrections; 2nd by Walter Baker; Motion carried 5 Ayes

NEW BUSINESS: none

COMMISSION COMMENTS:

- Debbie Shearer stated that the SALDO was worked on for a year and a half and the first opportunity to use it, the regulations that were put in there, five or six of them were eliminated. Sidewalks are a big issue in Abbottstown and we are eliminated. We had an opportunity to follow the new rules and we break them, from the very beginning.
When she was reading the SALDO, where it lists the streets in Abbottstown, there are three paper alleys on there. Are they considered streets? Andrew said they should be listed.
- Perry said if this had been explained this way last month it would already have been in council's hands. This is his seventh year on the Planning Commission Meeting and I've never heard of these committee meetings. He doesn't know how two council people and one person from Planning can make up the minds for five fellow council people and five Planning Commission members.
- ***Motion made by Perry Shearer to nominated Walter Baker at Vice President; 2nd by Debbie Shearer; Motion carried, 5 Ayes***

ANNOUNCEMENTS:

- Next Planning Commission meeting is Tuesday May 12, 2015 at 7:00 p.m.

**Motion made by Perry Shearer to adjourn at 8:40 p.m.; 2nd by Angelo Galantino;
Motion carried, 5 Ayes**

DRAFT