

ABBOTTSTOWN BOROUGH PLANNING COMMISSION
Tuesday June 9, 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

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

PUBLIC COMMENT: none

APPROVAL OF MINUTES:

- ***Motion made by Dale Reichert to accept the minutes of March 10, 2015; 2nd by Walter Baker; Motion carried, 3 Ayes***

OLD BUSINESS: none

NEW BUSINESS:

- 241 High Street Land Development Plan for Borough Office Building
 - Chad reviewed the Land Development Plan provided by C.S. Davidson.
 - Andrew reviewed Adams County Office of Planning and Development's 06/03/15 comment letter and Rob Thaeler's 06/02/15 comment letter.
 - Chad explained the four waivers necessary for the plan to move forward: Property boundary to close, Sidewalks, Street lights and Crosswalks
 1. Section 407.A.10 requires property boundaries to be determined by accurate field survey performed in accordance with the "minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys. The property has been surveyed and property corners have been located to the extent necessary for the new Borough Office Building. However, the property boundary does not close with-in the accuracy required by this section of the ordinance. Therefore, a modification of this section is required.
 2. Section 506 requires sidewalks and pedestrian paths to be provided. Because no other sidewalks exist in the near vicinity to this parcel, it is justified that the Borough only install the necessary sidewalks if/when sidewalks are installed on neighboring properties. The suggestion from the Planning Commission was that the Owner will install

sidewalks within one (1) year of sidewalks being installed on neighboring properties.

3. Section 508 requires crosswalks to be installed. The lack of sidewalks justifies waiver of this requirement.
4. Section 510 requires Street Lights to be installed. Building mounted lights will be provided in lieu of this requirement. In addition, this plan does not compare to typical subdivision and land developments which are intended to be governed by this ordinance requirement.

Motion made by Dale Reichert to recommend Council approve the waivers as described by Chad Clabaugh with a note added to plan regarding future addition of sidewalk; 2nd by Walter Baker; Motion carried 3 Ayes

Motion made by Walter Baker to recommend to council approval of the Land Development Plan for 241 High Street; 2nd by Dale Reichert; Motion carried 3 Ayes

- 130 West King Street Zoning Hearing Application for Hoke Mills
 - Andrew reviewed the Zoning Hearing application
 - Angelo recommended denial of application because the business doesn't keep after their impact on the town
 - The height of the current silos was discussed
 - The 2008 Zoning Hearing Board decision was discussed

Motion made by Dale Reichert to recommend Council review the 2008 Zoning Hearing Board decision prior to making a decision; 2nd Walter Baker; Motion carried, 3 Ayes

COMMISSION COMMENTS: none

ANNOUNCEMENTS:

- Next Planning Commission meeting is Tuesday July 14, 2015 at 7:00 p.m.

Motion made by Walter Baker to adjourn at 8:15 p.m.; 2nd by Dale Reichert; Motion carried, 3 Ayes