**SHREWSBURY BOROUGH PLANNING COMMISSION**

Regular Meeting: July 22, 2019 at 7:00pm.

Planners Present: Keith Wills, Stephen Mayoryk, Jessica Buck, John-Paul Whitmore, and Tim Kitchell

Others Present: David Lipinski, P.E. James R. Holley and Assoc., Keith Hunnings, Codes Enforcement Officer, Jacob Dortch, P.E. First Capital Engineering, Joe Musso, Musso Development Services, LLC, and Mark Llewellyn, representative for Market Square Shopping Center.

Chairman Wills convened the regular meeting of the Shrewsbury Borough Planning Commission at 7:00 p.m. in the Municipal Building, 35 W. Railroad Avenue, Shrewsbury, PA 17361.

**APPROVAL OF MINUTES**

T. Kitchell moved to approve the Minutes of June 24, 2019. S. Mayoryk seconded the motion. The motion carried all in favor.

**CITIZEN COMMENTS**

None

**NEW BUSINESS**

**577 South Main Street (Market Square Shopping Center) – Special Exception Section 206.3 – Present Commercial – Proposed Residential**

Joe Musso, from Musso Development Services, LLC. represented Market Square Shopping Center. The property being discussed is located in the shopping center above the Rite Aid. Currently, there are five individually metered offices above Rite Aid. Market Square Shopping Center is proposing two apartments approximately 1200 sq. ft. each and two offices between 200 and 400 sq. ft. each in this location. The current offices except for one has been vacant for several years.

S. Mayoryk made a motion to recommend the Special Exception Section 206.3 from commercial to residential of 517 S. Main Street. J. Buck seconded the motion. The motion carried with all in favor.

**OLD BUSINESS**

**Shrewsbury YMCA Final Land Development Plan**

Jacob Dortch, represented the plan. A waiver from Section 603 for curbing and sidewalks was discussed. J. Whitmore expressed he would like to see the sidewalks to conform with the sidewalks along Dollar General. S. Mayoryk, T. Kitchell and K. Wills agreed with S. Mayoryk.

S. Mayoryk made a motion to recommend to deny the waiver from Section 603 for curbing and sidewalks. J. Whitmore seconded the motion. The motion carried with all in favor.

S. Mayoryk made a motion to recommend approval of the YMCA Final Land Development Plan w/ amendment of the sidewalk plan. T. Kitchell seconded. The motion carried with all in favor.

**OTHER BUSINESS**

**BILLS AND COMMUNICATIONS**

None

**REPORTS**

None

**ADJOURNMENT**

J. Whitmore moved to adjourn the meeting at 7:41pm. S. Mayoryk seconded. The motion carried all in favor.

 Submitted by,

 Kimberly M. Dettinger