

## SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: June 26, 2006

Planners        Jessica Buck, Robert Fisher,  
Present:        George Smith, Bill Stumbo

Others         Mike Lee, Dave Lipinski, Melissa Kelly, Bill Smile,  
Present:        Tim Ryan, Randy Mentzell, Ken Zampier, Charles Fader,  
                  Paul Frances, Bob Katherman

Bill Stumbo convened the regular meeting of the Shrewsbury Borough Planning Commission at 7:30 p.m. in the Municipal Building, 35 W. Railroad Ave.

### APPROVAL OF MINUTES

G. Smith moved to approve the minutes of the May 22, 2006 regular meeting. B. Stumbo seconded the motion. The motion carried with all in favor.

### CITIZEN COMMENTS

None

### NEW BUSINESS

**David H. Clasing** - Variance #2006-3 - request to reduce side setback from 15 ft. to 4 ft. for property located at 25 Lexington Drive.

David Clasing would like to add a two car garage with a second floor living space. The addition would be 4 feet from the side setback, while the required setback is 15 feet. He presented a drawing of the addition and several photos. He cannot meet the setback because of the narrowness of his lot and he cannot put the addition in the back because of a water drainage problem. His next door neighbor has an addition that has a two foot setback.

B. Stumbo stated that when that development was established the setback was originally 10 feet, and was later changed to 15 feet. He is concerned that building the structure close to the property line could be a fire hazard and limit the access for emergency vehicles. G. Smith suggested building a one car garage instead of a two car garage.

R. Fisher said he does not see a hardship.

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B. Stumbo made the motion to recommend approval of the variance with a 10 foot setback, which was the original setback of the development. G. Smith seconded the motion. The motion carried with all in favor.

**Alexander's Jewelry** - Variance #2006-4 - to allow an electronic message center at 435 South Main Street.

Ken Zampier would like to replace his existing sign with a new electronic display sign. The sign does not move or flash, instead, the messages change electronically. He would also add community event messages to the sign. The sign will meet the size and setback requirements of the ordinance.

The Planners reviewed Section 301.2. They questioned whether the electronically changing messages could be considered intermittent.

R. Fisher made the motion to recommend approval of the electronic sign as shown, as long as the advertising is only during business hours and community notices outside of business hours. G. Smith seconded the motion. The motion carried with all in favor.

**A & Z Land Partnership** - Final Land Development Plan #2006-1 - for a medical office along Constitution Ave.

Paul Frances presented the final plan for the medical center. The access drive was changed to a single access and the location of the building has changed from the original preliminary land development plan. They will still need a waiver for sidewalks.

Dave Lipinski stated that there are 7 outstanding issues: ENS approval, the date of the sidewalk waiver needs to be put on the plan, Penn Dot's HOP, a lighting plan, all signatures and notarization, the note needs to be corrected for a 6" water supply, and a letter of credit or bond. Mike Lee stated that all outstanding fees will need to be paid.

R. Fisher made the motion to recommend approval of the waiver for sidewalks with a note attached, that within 6 months of notification by Borough Council, sidewalks will need to be put in. G. Smith seconded the motion. The motion carried with all in favor.

G. Smith made the motion to recommend approval of Final Land

Development Plan #2006-1 with the condition that all outstanding

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issues will be met, and all outstanding fees will be paid.  
R. Fisher seconded the motion. The motion carried with all in favor.

**RGS Associates** - Final Subdivision Plan #2006-3 - for Eitzert Farms located along W. Railroad Ave. and S. Sunset Dr.

Bob Katherman and Melissa Kelly presented the final subdivision plan. The majority of the comments from the staff review meeting have been addressed. The Homes Owner's Association papers have been approved.

Dave Lipinski stated that the HOP permit is pending, the plan need signatures and notarized, the sanitary sewer cleanouts will need to be shown on Lots 53 & 54, a surety will be needed for public improvements, and all outstanding fees will need to be paid.

R. Fisher made the motion to recommend approval of Final Land Development Plan #2006-3 contingent upon all comments being addressed and all fees paid. G. Smith seconded the motion. The motion carried with all in favor.

OTHER BUSINESS

None

BILLS AND COMMUNICATIONS

None

REPORTS

None

ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

Prepared By

Doreen Smith

NEXT MEETING: July 24, 2006