**SHREWSBURY BOROUGH PLANNING COMMISSION**

Regular Meeting: March 26, 2018 at 7:00pm.

Planners Present: Keith Wills, Stephen Mayoryk, Tamara Hatcher, Jessica Buck and John-Paul Whitmore.

Others Present: David Lipinski, P.E., Stacey MacNeel Esq., for Katherman, Hein & Perry; Michael Stoltz, MFI Realty; and Thomas B. Englerth, PLS for SDC, Diane Kraatz, Shrewsbury Borough Council, and Mark Beran.

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**

S. Mayoryk moved to approve the Minutes of November 30, 2017. T. Hatcher seconded the motion. J. Whitmore abstained due to not being on the Planning Commission at that time. The motion carried.

**CITIZEN COMMENTS**

None

**NEW BUSINESS**

**Schematic Site Plan 8.0, MFI Development Inc., 95 & 99 East Forrest Avenue**

Thomas B. Englerth, PLS for SDC represented the sketch plan and gave an overview of the plan. This sketch plan is a combination of three properties with a total approximate acreage of 3.25. The proposed uses are a grocery store and a retail strip mall. T. Englerth stated they are proposing two entrances to the businesses. An entrance from Mt. Airy Road with a right turn in and a right turn out only and a second entrance from East Forrest Avenue with a proposed left turn in and out and a right turn in and out. D. Lipinski indicated that the entrances would require approval from PennDot since both are state roads. There will be a meeting with PennDot to discuss this.

J. Whitmore expressed this proposed sketch plan will not be congruous to the residential properties located to the rear of this plan.

Section 3.12 of the Shrewsbury Borough Zoning Ordinance states “*No lot shall be graded by either filling, excavating or a combination of excavating and filling unless a plan had been submitted and approved by the Borough. Plans will not be approved that propose to alter the existing grade by more than six (6) feet unless such grading will be congruous with the adjoining property*.

Atty. MacNeel stated this site cannot be built without the fill that results in the retaining wall and still be financially feasible for the developer.

S. Mayoryk made a motion to recommend a variance for grading from section 3.2 of the Shrewsbury Zoning Ordinance to support grading higher than 6ft.which results in a retaining wall. K. Wills seconded. No Discussion. J. Whitmore voted nay. T. Hatcher voted aye and J. Buck voted aye. Motion carried with four ayes and one nay.

**OTHER BUSINESS**

None

**BILLS AND COMMUNICATIONS**

None

**REPORTS**

None

**ADJOURNMENT**

S. Mayoryk moved to adjourn the meeting at 7:45pm. J. Whitmore seconded. The motion carried with all in favor.

Submitted by,

Kimberly M. Dettinger