

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting

October 27, 2025

Planners Present: Terry Blomquist, Ginger Sloan, Adam Green, Scott LaCoss, Jr., and Christina Hall

Others Present: Brian L. Sweitzer, Manager; Keith Hunnings, Zoning Officer; Phil Robinson; Brian Carter, Esq., Tim Bieber, PE and Eric Thomas representing Rutter's, residents Mr. and Mrs. Obenstine, Jayne Dunlap, Joe Sacco and Ron Blevins

Chairman Blomquist convened the regular meeting of the Shrewsbury Borough Planning Commission at 7:06 p.m. in the Municipal Building, 35 W. Railroad Avenue

APPROVAL OF MINUTES

G. Sloan moved to approve the minutes of the July 25, 2025 meeting.

A. Green seconded. The motion carried with all voting in favor.

CITIZEN COMMENTS

None were present.

NEW BUSINESS

Shaub Subdivision South Main Street and West Cloverdale Avenue to Separate a Borough Portion from the Township Portion and a Request for a Waiver from Sidewalk and Gutters

This plan is to separate 13.5 acres of land in the Borough from the Shaub parcel (that includes the Borough, Shrewsbury Township and Railroad Borough) for future development of the portion in the Borough. There is a request for a waiver of sidewalks and gutters for this plan since no development will take place based on this subdivision plan. A future land development plan will be presented for development of the Borough portion being separated by this plan and sidewalks and gutters will be discussed at that time. The Planners would like to see sidewalks added when the land development plan is developed. Staff supported the waiver for this plan at the October 14 meeting.

In a letter dated October 21, Eng. Brenneman recommends conditional approval of the final subdivision plan with the following comments:

1. DEP sewage planning shall be provided;
2. Applicant shall obtain Shrewsbury Borough approval of an EDU;
3. Provide Owner's notarized signature;
4. Payment of all fees;
5. Section 405.a.7 Denote the existing water main easement along the eastern side of the property. It appears the water main is not centered in the easement. Additional easement area shall be proposed to have the easement a minimum of ten feet from the center of pipe;

Outstanding comments from the York County Planning Commission:

1. Bearing and distances shall be confirmed along the northern property line at the lot 1 and 2 intersection;
2. Section 603 – a waiver has been requested from curbs, gutters, and sidewalks. Since no development is proposed at this time, we would support approval of this waiver.
3. New legal description and deeds shall be recorded.

Staff also recommended approval of the waiver at this time since no development will be taking place until later and will be discussed during land development plan review. Planners are in favor of requiring sidewalks for future development.

S. Lacoss, Jr. moved to recommend approval of the requested waiver for this plan since no building development will be taking place at this time.

G. Sloan seconded. The motion carried with all voting in favor.

G. Sloan moved to recommend conditional approval of the final subdivision plan with the outstanding comments as listed above in Eng. Brenneman's letter dated October 21.

A. Green seconded. The motion carried with all voting in favor.

M & G Realty (Rutter's) and MGM Dance Studio, LLC/Rutter Properties LP Special Exception Request to Expand a Non-Conforming Use at 249 North Main Street and 241 North Main Street – Convenience Store with Fueling

A Special Exception was granted in 1993 (Application 1992-9) for a gas station in the Commercial zone at the existing store at 249 North Main Street (3,000 sq. ft). The current application is to expand the existing store at 249 North Main Street to include 241 North Main Street. Gas station is a use by special exception in the Commercial zone and only the Zoning Hearing Board can authorize a change. The structures on both properties would be

demolished and a new store (9,000 sq. ft.) would be built. The number of pumps (four) would remain the same and the two existing underground single-walled fuel storage tanks would be replaced with two double-walled tanks that would have sensors on the inner wall to alert any leakage. The gallon amount of fuel storage will not increase and there will be no addition of diesel fuel.

Rutter's has been to the Wellhead Protection Committee in December of 2024 and some preliminary stipulations were made and, if zoning relief is granted, the next step would be a reverse subdivision plan, a land development plan that would go back to the Wellhead Protection Committee, Borough Staff, Planning Commission and then Council. The properties are in Zone 2 of the Wellhead Protection Zone.

If zoning relief is granted, since it backs up to a residential zone, Planners would be concerned about lighting, noise, traffic, control of alcohol sales, wellhead protection, stormwater runoff, fire department evaluation of detention pond controls if there is a fire similar to what the Wellhead Protection Committee required for the AutoZone outlet pond that includes a gate valve. Manager Sweitzer stated that Rutter's has inquired about the AutoZone stormwater system and will be given that information.

Joe Sacco, 74 Brook Meadow Circle, stated there was an underground fuel leak at the Smith Bros. garage many years ago. He also mentioned that he has been maintaining part of the hill in the rear of his property that is owned by Rutters which is behind the fence. He is concerned about the sale and serving of beer and liquor.

Mr. and Mrs. Obenstine, 73 Brook Meadow Circle, are concerned about traffic since Main Street is the detour route if there is a wreck on I-83. They are also concerned about additional noise and are not in favor of alcohol sales or drinking on the premises.

Tim Bieber of Rutter's stated that Rutter's could sell beer now if they found and purchased a license to transfer. He stated that with other expansions, they found that the amount of traffic does not increase significantly. Eric Thomas of Rutter's stated they would work with the property owners to the east about maintenance of the Rutter's property which goes beyond the fence a short distance.

Currently, there is no video gaming on site. The Liquor Control Board controls the licenses for beer and alcohol sales. Tim Bieber stated seating for 30 is a requirement for the alcohol sales. A question was asked would the public be notified if Rutter's purchased and asked for a transfer of a license.* The Secretary mentioned that she believes that when Saubel's requested a transfer of a liquor license, that there was a public hearing involved.

The store currently operates 24 hours a day, seven days a week.

Ron Blevins, representing the Shrewsbury Assembly of God Church at 234 North Main Street, asked about large trucks and the answer was that there would be no diesel fuel sales and that the fuel delivery truck would be making deliveries. It was stated that the truck turning radius would be reviewed during the land development process.

Jayne Dunlap, 72 Brook Meadow Circle, is concerned about stormwater watershed control which is not being taken care of now as vegetation that was cut down on the hill recently to the rear of her property has washed onto her property. She is also concerned about additional noise, lighting, the ingress/egress off of Main Street has a dip at the stormwater grate where vehicles scrape their front ends. She is also concerned about cut through traffic from Rutter's through the Brooks and Huff parking lot to gain access to Northpoint Drive. She feels that property values will decrease.

Tim Bieber stated the access off of Main Street will be repaved and he also stated he will make himself available to the neighbors and that there is also an area on their website for complaints about the stores. Jayne has spoken with Adam, who is in charge of maintenance at the Shrewsbury location a few times. Tim stated they plan on making no changes to the traffic patterns.

S. LaCoss, Jr. moved to recommend approval of the Special Exception to allow the expansion of the existing gas station at 249 North Main Street based on the Decision from 1993 and to include the property at 241 North Main Street subject to Land Development, Wellhead Protection Committee review, Borough Staff, Planning Commission and Council's review.

G. Sloan seconded. The motion carried with one opposed vote, Adam Green.

*The Secretary clarified after the meeting that, yes, there would be a public hearing should a liquor license be requested to be transferred.

Proposed Zoning Ordinance Changes

The Fire Company has purchased an adjacent property at 33 West Forrest Avenue to be used as a rental until enough funds are gained to expand a bay or two to the west of the fire house. Fire house or emergency services is not listed as a use by right in any zone. Zoning Hearing approval may be needed for setbacks on the west side and a reverse subdivision plan would be required to combine the three parcels. The Fire Company would also like to install a

message board sign and it currently can't be done since it would be too close to the traffic lights.

OLD BUSINESS

Complete Streets

The Committee has been meeting since April and the draft Ordinance and Resolution were presented at the October 23 meeting. Grants were applied for design and signaling at Market Square and for sidewalks at the YMCA, post office to Market Square. The highest priority is the condition of the sidewalks at the main square on Main Street and Forrest Avenue. Having a Complete Streets Committee will be beneficial when applying for grants.

COMMUNICATIONS

ADJOURNMENT

G. Sloan moved to adjourn the meeting at 8:21p.m.

T. Smith seconded. The motion carried with all voting in favor.

Submitted by Cindy Bosley