

**SHREWSBURY BOROUGH PLANNING COMMISSION**

Regular Meeting: April 24, 2006

Planners Jessica Buck, George Smith,  
Present: Bill Stumbo

Others Mike Lee, Dave Lipinski, Michael Paules,  
Present: David Albright, Ronald Albright, Paul Francis,  
J. Robert Katherman, Kristina Bange, Melissa Kelly

B. 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

B. Stumbo moved to approve the minutes of the March 27, 2006 regular meeting. G. Smith seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

**Shrewsbury Concrete Co.** - Special Exception #2006-1 - for property located at 35 Constitution Ave.

Michael Paules, First Capital Engineering, presented the application to expand a nonconforming use. Shrewsbury Concrete Co. would like to install a unit that will recycle the unused concrete that is brought back to the site. Currently, the concrete is being dumped in mounds that harden and have to be excavated to be moved. The unit will allow them to separate the aggregate and sand, then recycle the materials. The water that is used in the process will be recycled. The unit will take up 4500-4600 square feet that already is impervious surface. There will be a roof over the unit. The site is zoned industrial, but concrete manufacturing is not listed as a use in an industrial zone.

G. Smith has concerns about the amount of noise and dust the unit may create. Mr. Albright, Shrewsbury Concrete Co., stated that the unit runs on an electric motor and the

loudest noise will be from the trucks that are unloading the concrete.

G. Smith made the motion to recommend approval of Special Exception #2006-1 to allow the expansion of the concrete plant for recycling purposes. J. Buck seconded the motion. The motion carried with all in favor.

**Mike Eagan** - Special Exception #2006-2 - to allow auto body repairs, detailing, sales, and possible future bicycle shop at 380 North Main St.

Mike Eagan has a contract to buy the property. He is planning to lease the house as a residence and lease the garage in the back for an automotive business which would include light auto repair and maybe sales with auto detailing. He may also like to have a bicycle shop down the road.

Mike Lee stated that the previous uses were nonconforming uses. Agway was the original business and Scott Wagner had a truck and tire repair service. He is not sure how the truck and tire business came about, but the proposed use would have less impact on the neighboring properties.

Bill Stumbo stated that an auto body repair business had applied for a special exception in 1994 and was not permitted. He is concerned that the proposed uses are too broad and suggested the use be more specific. Mr. Eagan stated that he was willing to limit the use to auto sales and repairs.

J. Buck made the motion to recommend approval of Special Exception #2006-2 to allow auto sales and repairs at 380 North Main St. G. Smith seconded the motion. The motion carried with all in favor.

**RGS Associates** - Preliminary Subdivision Plan #2004-5 - for Eizert Farms located along W. Railroad Ave.

Attorney Robert Katherman presented the subdivision plan. Borough Council reviewed and approved the traffic study. They will need a waiver for the length and depth of lots 5 & 6 to keep with the integrity of the existing neighboring lots and a waiver for sidewalks.

B. Stumbo questioned whether the telephone pole along S.

Sunset Dr. could be moved to help alleviate some of the

5

congestion on S. Sunset Drive. J. Buck questioned whether making Church Street one way would help with the traffic on S. Sunset Drive.

Mike Lee stated that they are still waiting Penn Dot's approval of the HOP permit, the letter from the Fire Chief, the signature and seal on the plan and payment of any outstanding fees.

G. Smith made the motion to recommend approval of the waivers and of Subdivision Plan #2004-5 contingent upon all issues from the staff review meeting being addressed, all permits are acquired and all outstanding fees are paid. J. Buck seconded the motion. The motion carried with all in favor.

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

Paul Francis presented the land development plan for a 9000 square foot medical building. Pediatric Care of York, which is currently located across the street, would like to relocate to their own building. There are 50 parking spaces allotted. The storm water management system will be underground.

Mike Lee stated that they still need E&S approval, sewer module approval, the HOP permit, the lighting plan, and a letter from the Fire Chief. The final plan will need signed and notarized and all outstanding fees will need to be paid.

G. Smith made the motion to recommend approval of Preliminary Land Development Plan #2006-1 contingent upon the satisfaction of all the comments from the staff review meeting and Mike Lee. J. Buck seconded the motion. The motion carried with all in favor.

Preliminary Land Development Plan #2006-2 for Shrewsbury Concrete Co. was not reviewed because they need to go back to the staff review meeting.

#### OTHER BUSINESS

None

#### BILLS AND COMMUNICATIONS

None

6

REPORTS

None

ADJOURNMENT

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

Prepared By

Doreen Smith

NEXT MEETING: May 22, 2006