

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: August 23, 2010

Planners Jessica Buck, Robert Fisher,
Present: George Smith, Keith Wills

Others Mike Lee, Attorney Robert Katherman,
Present: Chris Aldous

Chairman Fisher 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 July 26, 2010 regular meeting. K. Wills seconded the motion with a revision on page 7, paragraph 2, 7th sentence to read, "He would like to know who is benefiting from the fee, the Borough, the inspector, or will it be split between the two." The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

R. Fisher excused himself since he lives within 300 feet of 21 South Hill Street.

Gymnastics of York, Inc. - Variance # 2010-4 - to allow a recreational establishment at 21 South Hill St.

Attorney Robert Katherman and Chris Aldous, Gymnastics of York, presented the application for a variance to allow a gymnastics program for younger persons. They may, in the future, expand to have karate or dance programs. The property is located in a residential area but has had a long history of manufacturing starting in 1958. They are aware that the previous owner did not have a good reputation with the neighbors and there were legal issues with the Borough.

Chris Aldous has been in the gymnastics business for 35 years. He has been in York for 15 years. He is planning to

use the main building for his gymnastic classes. In time,

10

he may use the smaller building for a warm up area. He will not use the apartment as a dwelling. It will be used only for office space for his manager. There will never be any type of manufacturing, machinery or fumes for the neighbors to deal with. They will clean up the outside area and provide landscaping. The signage will be minimal. There will be no noise outside of the building. The outside lighting will be minimal. The hours of operation will be from 9 a.m. to 9 p.m. There will never be greater hours. There will never be truck noises coming from the premises. There are 25 parking spaces, but most people will drop off their kids and pick them up later. He will not hold any competitions at this location, so there will be no need for on street parking.

J. Buck questioned whether there will be recitals for the parents to attend that may cause a parking issue. Mr. Aldous stated that they do have show and tells, but they will be divided into small groups so there are not a large number of family members there at one time. K. Wills questioned whether the bathroom facilities are adequate. Mr. Aldous stated that they will need to install another bathroom. K. Wills suggested that they check to see if an additional EDU will need to be purchased. K. Wills asked M. Lee if he has any concerns or issues with the proposed use.

M. Lee stated that since they are changing the use, they will be required to have approximately 60 parking spaces. They may need to request a variance for parking, if they cannot provide enough spaces. He stated that he will need to see an actual drawing showing the impervious surface coverage. The open ground requirement is 70%. He also wanted to make them aware that the neighbors previously did not want any activity after 7 p.m. It is also possible that another EDU may need to be purchased for the second bathroom.

R. Fisher, 120 W. Forrest Ave., has concerns with the increased traffic on a residential street, especially if there will be on street drop offs. He wants to be sure that the required buffering and screening will be added. He would like to see the parking spaces lined off, especially if the second building will be used for parking. He also wants to make sure the previous living quarters will be converted to office space.

G. Smith made the motion to recommend approval of Variance

#2010-4 to allow gymnastic programs with the concerns stated by

11

K. Wills. K. Wills seconded the motion with the following concerns being resolved, the impervious surface issue being addressed, the potential for a variance for parking, no outside music, minimal outside lighting for security only, no portion of the property will ever be used for a dwelling, and the possibility of an additional EDU being purchased. The motion carried with all in favor.

R. Fisher returned to his seat with the Planning Commission.

OTHER BUSINESS

K. Wills asked if anything has been done with the Ordinance regarding the business use permit. M. Lee stated that they have not had time to look at it yet.

BILLS AND COMMUNICATIONS

None

REPORTS

None

ADJOURNMENT

The meeting was adjourned at 8:55 p.m.

Prepared By

Doreen Smith

NEXT MEETING: September 27, 2010