

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: December 17, 2007

Planners Robert Fisher, George Smith,
Present: Bill Stumbo, Keith Wills

Others Mike Lee, Bernard Ilkanoff, Keith Kuhlbaugh,
Present: Richard Vogt

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

CITIZEN COMMENTS

None

NEW BUSINESS

Eric M. Schnitker - Special Exception #2007-7 - to allow a walk-up food and beverage service at the rear of 42 N. Main St.

Mr. Schnitker would like to operate a seasonal snowball stand and also sell bottled beverages and ice cream out of his existing garage at the rear of 42 N. Main St. The business would operate from May through October from 12:00 pm to 9:00 pm. There will be no additional structures added or changes to the existing landscape. They are expecting most of their business to come from residents of the Borough and people in the park. He can provide parking for five cars. He would also like to put two signs on the garage.

The Planners reviewed the standards for a special exception. B. Stumbo is not sure whether Section 205.3 requires the business to be within the residence. He also questioned whether water and sewer can be provided. Mr. Schnitker stated that he will have water available in the garage. K. Wills questioned whether a food license will be required and whether they will need to purchase another EDU from the Borough. M. Lee stated that they will need to apply for a license and health inspection through the County. M. Lee also stated that he could not find anything in the Ordinance that clearly restricts the business to the principle structure and there is not a lot of guidance on seasonal

businesses. They will need to abide by the signage

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regulations which allows only one, 6 sq. ft. sign. G. Smith questioned whether they will be handling food or if it is prepackaged. Mr. Schnitker stated that they will be putting the flavoring on the snowballs, but the beverages will be bottled and the ice cream will be prepackaged. B. Fisher is concerned that allowing the business in the garage may set a precedence to allow businesses in all the garages within the Village District, but the Ordinance is vague and doesn't clearly state the business must be in the principle structure.

G. Smith made the motion to recommend approval of Special Exception #2007-7 to allow a seasonal business in the garage, with the condition that the sales are strictly limited to snowballs, prepackaged wrapped ice cream, and bottled drinks, since the Ordinance is lacking in the area of seasonal business. Also, they must meet all requirements by the State and County Health Departments. K. Wills seconded the motion adding that an additional EDU may be required since water will be used in the garage. The motion carried with all in favor.

K. Wills suggested that Borough Council consider revising the Ordinance to address seasonal businesses.

Penn-Mar Recycle Co., Inc. - Special Exception #2007-6 - to allow a metal processing business at 14 Onion Blvd.

Bernard Ilkanhoff presented the application on behalf of Richard Vogt. They would like to open a metal processing plant at the former Weaver Precast site at 14 Onion Blvd. They feel the use may be a use by right, but if not, it could fall under Section 201.2 (all other uses) or a continuation of a prior nonconforming use.

The business recycles metals brought in by customers, usually plumbers, electricians and builders. They have 5 locations in Maryland. They sort metals, clean it, and compress it into bales. There will be no loose piles of metal outside; it will be kept in bins.

The Planners reviewed the application. They are in agreement that the type of business belongs in the Industrial Zone. G. Smith questioned whether any chemicals are used to clean the metals, and if there is a lot of noise. Mr. Vogt stated that they don't use chemicals, and any car parts will have had the oil and gas drained before

they get the parts. The noise level has never been an issue
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at any of their other sites because they do not do any grinding outside. B. Fisher questioned whether there will be any outdoor storage. Mr. Vogt stated that all loose metal will be kept in bins and they do not like to store the bales outside because of theft, and because the mills do not like to receive wet materials. K. Wills questioned the turn around time of the materials. Mr. Vogt stated that they turn materials over ASAP. Nothing will be sitting outside for an extended amount of time.

G. Smith made the motion to recommend approval of Special Exception #2007-6 to allow a metal processing business at 14 Onion Blvd., since that type of business seems to best belong in the Industrial Zone. K. Wills seconded the motion. The motion carried with all in favor.

APPROVAL OF MINUTES

G. Smith moved to approve the minutes of the October 23, 2007 regular meeting. K. Wills 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 8:40 p.m.

Prepared By

Doreen Smith

NEXT MEETING: January 28, 2008

