

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: February 27, 2012

Planners Jessica Buck, Robert Fisher,
Present: Keith Wills

Others Mike Lee, Dave Lipinski, Norma Brown,
Present: Ray Stiffler, Chris Aldous, Attorney Stacy MacNeal,
Seth Haffner

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

J. Buck moved to approve the minutes of the May 23, 2011 regular meeting. K. Wills seconded the motion. The motion carried with all in favor.

The Planners called for an Executive Session at 7:36 p.m. They reopened the meeting at 7:45 p.m.

NEW BUSINESS

R. Fisher excused himself from the position of Chairman since he lives within 300 feet of 21 S. Hill St. K. Wills stepped into his position. This left the Planning Commission without a quorum.

Concept Plan for 21 South Hill Street - Review and comment on the concept plan for a proposed gymnastic club.

D. Lipinski reviewed the minutes from the Staff Review meeting.

Ray Stiffler, 10 S. Hill St., lives directly across the street. He has concerns about the increased traffic, cars parking along the street and headlights shining in his window. He is not happy with the offer of landscaping in his front yard because he will have to maintain it.

R. Fisher, 120 W. Forrest Ave., stated that this will create the second major business in a residential zone. The Daycare created a lot more traffic and this will add to the

traffic. He feels that it is time to let it revert back to

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residential use.

Stacey MacNeal referred to her letter dated 1/31/2012. The latest the classes will run is 8 p.m., so headlights wouldn't be an issue beyond 8 p.m. They are willing to have a person outside to keep traffic flowing and keep the cars from parking along the street. They will also stagger times of classes to help keep traffic from backing up. They will provide landscaping and buffering for the neighbors. Exterior lighting will be shielded. They will provide sufficient parking spaces on site to accommodate the parents of the students and the employees. Recitals and special events will never be held at this location.

K. Wills noted that since there are not enough members of the Planning Commission present to make up a quorum, he will just list the concerns that need to be addressed.

1. There must be willingness to address the landscape issue with Mr. Stiffler.
2. Stacey MacNeal's document dated January 30, 2012 should be interned into the formal agreement and the stagger class times should be stressed.
3. A Knox box is required.
4. The directional sign on the plan needs to be moved to the proper location. Addition directional signs should be added along with directional arrows painted on the driveway.
5. Plant species should be identified.
6. ADA seal needs to be added.
7. A person monitoring traffic needs to be available to keep people from parking on the streets.
8. A photometric study needs to be done to make sure lights are not shining on neighboring properties.

Since there is no quorum, K. Wills suspended the remainder of the meeting at 9:15 p.m. The meeting will reconvene at the next scheduled time.

Prepared By

Doreen Smith

