

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: January 24, 2005

Planners Robert Fisher, Tad Kauffman, Michael Smelgus,
Present: George Smith, Bill Stumbo

Others Mike Lee, Kim Hagee, Ronald Hontz, Phil Robinson,
Present: Rob Davis

Chairman Smelgus 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 December 20, 2004 regular meeting. G. Smith seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

Kimberly A. Hagee - Special Exception # 2005-1 - to allow an addition that does not meet setbacks on an existing non-conforming lot at 35 Whitcraft Lane.

Kim Hagee would like to add an addition to her house that would extend her garage to allow two cars and also a second story above the garage. The lot is a preexisting non-conformity that does not meet any of the required setbacks, so the proposed addition is to be 5 feet from the property line. Two other houses in the neighborhood added additions that do not meet setbacks, 9 Whitcraft Lane, and 38 Whitcraft Lane.

Mike Smelgus questioned whether the application should be for a variance instead of a special exception since the two previous applicants had filed for variances. Mike Lee stated that the way the ordinance is written, it could go both ways, but a special exception is easier to grant.

Ronald Hontz, 33 Whitcraft Lane, stated that he is opposed

to an addition being built next to him that is only 5 feet

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from the property line. He fears the neighborhood will start to look like row homes in Baltimore if everyone is allowed to ignore the setbacks. He feels that if the house is too small they can move to a bigger house.

Bill Stumbo questioned whether a precedent has been set by allowing the two other homes to add additions that do not meet the setbacks. The Planners reviewed the other files, and in both cases, the next door neighbors were not opposed to the additions. Robert Fisher feels that the house is already an existing non-conformity and he has a problem with a 5 foot setback.

Ronald Hontz stated that he feels a precedent has not been set, because in the case of the other two additions, the next door neighbors were not opposed. He clarified that he definitely does not want an addition that is 5 feet from his property line.

Bill Stumbo made the motion to recommend approval of Special Exception #2005-1 because he feels a precedent has been set by granting variances to the other homes in the development. The motion carried with 3 in favor, Mike Smelgus, Bill Stumbo and George Smith and 2 opposed, Robert Fisher and Tad Kauffman.

Covington Ridge Phase III - Final Subdivision Plan for property along Valley Road.

Phil Robinson and Rob Davis presented the final subdivision plan and a copy of the DEP planning module waiver.

The Planners reviewed the comments from the staff review meeting and Jim Holley. Mike Lee stated that the comments from the staff review meeting have been addressed on the revised plan. The HOP permit has been applied for, the box culvert and the storm water management are still in the review process. G. Smith stated that there are several homes in Phases I and II that don't seem to meet the grade requirements for the driveways and front yards, and he wants to make sure Phase III complies.

Robert Fisher made the motion to recommend approval of the final subdivision plan contingent upon the receipt of the HOP permit, the permit for the box culvert over Trout Run, the revised stormwater management report, and any outstanding fees. G. Smith 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 8:35 p.m.

Prepared By

Doreen Smith

NEXT MEETING: February 28, 2005