

**SHREWSBURY BOROUGH PLANNING COMMISSION**

Regular Meeting: July 23, 2007

Planners Jessica Buck, George Smith,  
Present: Bill Stumbo, Keith Wills

Others Jeff Moore, Larry Zimmerman,  
Present: Bernard Ilkhanoff

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.

APPROVAL OF MINUTES

G. Smith moved to approve the minutes of the June 25, 2007 regular meeting. J. Buck seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

**Larry R. Zimmerman and Jeffrey A. Moore** - Special Exception #2007-5 - to allow a retail/personal service business at 16 North Main St.

Attorney Ilkhanoff presented the application to allow a retail/personal service business as addressed in section 205.3 b) at 16 North Main Street. The former business was an antique shop. Mr. Zimmerman and Mr. Moore would like to operate a photography studio with retail sales of items related to his photography business. The hours of operation will be less than those allowed in the Village District. There will be no additions to the building and no changes to the exterior except replacing the windows and painting.

B. Stumbo questioned whether the photography studio and retail sales could be considered 2 uses. Mr. Ilkhanoff stated that the retail sales is a secondary use to the photography studio. J. Buck questioned whether chemicals will be stored at the site. Mr. Moore stated that all development is done offsite and most of the photos are

digital.

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K. Wills made the motion to recommend approval of Special Exception #2007-5 to allow a photography studio with secondary retail sales at 16 North Main Street. 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 8:10 p.m.

Prepared By

Doreen Smith

NEXT MEETING: August 27, 2007