

**SHREWSBURY BOROUGH PLANNING COMMISSION**

Regular Meeting: July 26, 2010

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

Others         Warren Scritchfield, Linda Scritchfield  
Present:

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

K. Wills moved to approve the minutes of the April 26, 2010 regular meeting. R. Palmer seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

**Warren K. Scritchfield** - Variance # 2010-3 - to allow a garage within four feet of the property line at 21 Lexington Drive.

Warren Scritchfield would like to build a two car attached garage to his house. The side setback will be 4 feet. The dimensions of the garage are 26 ft. wide by 25 ft. deep. The neighbors at 23 Lexington Dr. have a garage within 4 ft. of the side setback and the neighbors at 25 Lexington Dr. have a garage within 7 ft. 2 inches of the side setback.

G. Smith questioned the distance from the garage to the neighbors' house. Mr. Scritchfield replied that there will be 12 ft. between the buildings. J. Buck stated that a precedent has already been set by allowing other garages in Southern Farms to be built with reduced setbacks.

K. Wills made the motion to recommend approval of Variance #2010-3 to allow a garage to be built with a 4 foot setback since a precedent has already been set in the neighborhood. G. Smith

seconded the motion. The motion carried with all in favor.

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#### **Review of Ordinance # 2010-04**

R. Fisher stated that he thinks the ordinance is a good idea since it would put a stop to problems that may arise such as those associated with the Grims Glass property. He doesn't like the term "from time to time" under Section 1, s.700.3, b).

K. Wills stated that he understands the need for such an ordinance, but he has several concerns. He feels the ordinance is too vague. He isn't sure this is a good time to pass such an ordinance since the economy is in bad shape. He would like to know what the Borough is doing to encourage businesses. He would like to see a copy of the municipal fee schedule that the ordinance refers to. He is questioning whether small shops such as those in the Village District are going to pay the same fee as a restaurant or larger retail store. He would like to know who is benefiting from the fee, the Borough, the inspector, or will it be split between the two. He would like to know the number of businesses in the Borough that will be affected by this ordinance. He also feels the businesses should be notified of the ordinance so they have a chance to comment.

J. Buck suggested that the businesses only pay a fee if they have made any changes.

R. Palmer questioned who will be doing the inspections and who will be paying for the time involved in doing the inspections.

R. Palmer made the motion to reserve comment until such time as the following questions are answered.

1. What is the municipal fee schedule?
2. Is a small business going to be paying the same amount as a large business or restaurant?
3. Are fees based upon usage, sq. feet, or type of business?
4. Who will be doing the inspections?
5. Who will be paying for the time to do the inspections, the businesses or the tax payers?

6. What is the Borough doing to encourage business?

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7. What is the number of businesses that will be affected?

8. Are the business owners going to be notified of the ordinance so they have input?

9. When does the annual renewal take place, at the same time of year for everyone, or at the time of year that the business originally applied for their use certificate?

10. Who will benefit from the fee, the Borough, the inspector, or will it be split between the two?

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 8:35 p.m.

Prepared By

Doreen Smith

NEXT MEETING: August 23, 2010