

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: June 27, 2005

Planners Robert Fisher, Jessica Buck, Michael Smelgus,
Present: George Smith, Bill Stumbo

Others Mike Lee, Dave Lipinski, Phil Robinson, Frank Lentz,
Present: Kathy Atkinson, Michael Farber, Danielle Farber

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

G. Smith moved to approve the minutes of the May 23, 2005 regular meeting. R. Fisher seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

A Touch of Country Daycare - Special Exception #2005-4 - to allow a Daycare at 2-6 South Park Street.

Kathy Atkinson presented the application to allow a daycare at 2 and 6 South Park Street. She currently operates A Touch of County Daycare at 249 South Main Street, but needs to relocate because her present location is being turned into law offices. Michael Farber is purchasing the church properties and would like to rent both properties to the daycare. They are planning to use both buildings and fence in a play area between the buildings that will include a swing set and miscellaneous play equipment. The church building will need to have the pews removed and two electrical panels will need to be replaced, so they are planning to use the fellowship hall until the renovations are finished. The Department of Welfare will inspect the buildings and set the number of children that are allowed. They currently take care of 68 children. Their hours are Monday through Friday, 7AM to 6PM. There is ample parking. This use is similar to the previous use since the Church had

Sunday School and various programs for the children.

12

M. Smelgus questioned whether a daycare is allowed as a use in a residential zone since it is not listed. M. Lee stated that it falls under Section 201.2, All Other Uses. He also questioned whether there will be any cooking at the site to which the answer was yes. They do prepare casseroles and pasta dishes that are usually cooked in the oven. G. Smith and R. Fisher questioned the number of children, but they will not know until the Department of Welfare inspects the property. The Planners reviewed the standards for a special exception. They meet all of the requirements. M. Lee stated that they will need to meet building codes and handicap requirements set by the Department of Labor and Industry.

B. Stumbo made the motion to recommend approval of Special Exception #2005-4 to allow a daycare at 2 and 6 South Park Street. G. Smith seconded the motion. The motion carried with all in favor.

Jotrade, L.P. & Anthony Rocco Mancuso - Final Subdivision Plan #2005-2 - minor subdivision to complete Heathcote Glen.

Phil Robinson presented the plan to subdivide a portion of property from Anthony Mancuso and add it to Heathcote Glen. He needs a portion of property so there will be enough ground for grading and tree removal for the right-of-way to Heathcote Glen.

The Planners reviewed the comments from Jim Holley. They still need E & S and sewer module approval. The staff review comments have been addressed.

B. Stumbo made the motion to recommend approval of Subdivision Plan #2005-2 provided Jim Holley's comments are addressed. G. Smith seconded the motion. The motion carried with all in favor.

Jotrade, L.P. & Anthony M. & Stephanie J. Shelton - Final Subdivision Plan #2005-3 - minor subdivision to complete Heathcote Glen.

Phil Robinson presented the plan to subdivide a portion of property from the Shelton's and add it to Heathcote Glen. The property is needed for grading and tree removal for the right-of-way to Heathcote Glen.

The Planners reviewed the comments from Jim Holley.

R. Fisher made to motion to recommend approval of Subdivision

13

Plan #2005-3 pending the completion of the comments from Jim Holley and the approval of the E & S plan and sewer module approval. G. Smith seconded the motion. The motion carried with all in favor.

Jotrade, L. P & Marion Malinski - Final Subdivision plan #2005-4 - minor subdivision to complete Heathcote Glen.

Phil Robinson presented the plan to subdivide a portion of property from Mrs. Malinski and add it to Heathcote Glen so there is enough ground for the grading of the right-of-way.

The Planners reviewed the comments from Jim Holley.

B. Stumbo made the motion to recommend approval of Subdivision Plan #2005-4 pending the completion of the comments from Jim Holley. G. Smith seconded the motion. The motion carried with all in favor.

Heathcote Glen - Final Subdivision Plan #2005-1 - for the property located along West Clearview Drive

Phil Robinson presented the final plan which includes the property from the three minor subdivisions.

The Planners reviewed the comments from Jim Holley and the Fire Company. The inlet referred to in comment #2 will need to be constructed on site. The Fire Company's concerns have been addressed.

G. Smith made the motion to recommend approval of Final Subdivision Plan #2005-1 with the condition that all comments are satisfactorily addressed and all required permits are procured. B. Stumbo seconded the motion. The motion carried with all in favor.

OTHER BUSINESS

None

BILLS AND COMMUNICATIONS

None

REPORTS

None

14

ADJOURNMENT

The meeting was adjourned at 8:50 p.m.

Prepared By

Doreen Smith

NEXT MEETING: July 25, 2005