

## SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: March 28, 2005

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

Others Mike Lee, Dave Lipinski, Phil Robinson,  
Present: Randy Shearer, Fred Miranda, Richard Dix

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 January 24, 2005 regular meeting. G. Smith seconded the motion. The motion carried with all in favor.

### CITIZEN COMMENTS

None

### NEW BUSINESS

**Dawood Associates, Inc.** - Preliminary Subdivision Plan #2005-1 - for Heathcote Glen located along West Clearview Drive.

Phil Robinson presented the preliminary plan for a 19 lot residential subdivision.

The Planners, Mike Lee and Dave Lipinski reviewed the comments from the staff review meeting, York County Planning Commission and the additional comments from Brian Sweitzer. Jim Holley's office is still reviewing the storm water management report. The planning module has been forwarded to DEP. The erosion and sediment control plan has been sent to the York County Conservation District. HOP permits will need to be applied for. They are waiting for a letter of approval from the Fire Chief. Brian's additional comments will also need to be addressed. The staff review comment numbers 1,2,3,5,6,10,12,14,15,16, and 23 through 34 are still being addressed.

B. Stumbo made the motion to recommend approval of Preliminary

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Plan #2005-1 contingent upon all the comments being meet from the staff review meeting, Jim Holley's office, York County Planning Commission, Brian Sweitzer and all the proper permits are acquired. G. Smith seconded the motion. The motion carried with all in favor.

#### OTHER BUSINESS

Review amendment to Section 301.1(g) to allow a larger sign for a House of Worship, Schools and other non-profit institutions.

M. Smelgus stated that he feels amending the ordinance is unfair and shows partiality to certain organizations that don't even have to pay taxes. The Borough was firmly against allowing businesses larger signs and these businesses do pay taxes. B. Stumbo stated that 10 to 12 years ago, the Planning Commission spent many late nights discussing the sign issue and it was decided that larger signs were not wanted because it would make the town look tacky. G. Smith stated that he understands why the School would want a larger sign so they can post events, but he thinks it would open a can of worms. T. Kauffman stated that he would like to see the School have a larger sign, but allowing all non-profit organizations may be going too far.

Fred Miranda, 325 S. Main St. stated that he was opposed to a large sign when the school was built and he is still firmly opposed to a larger sign. He said that he was never notified by the School District or anyone from the Borough in regards to a larger sign and the only way he found out was through an article in the newspaper regarding the amendment to the ordinance. Richard Dix, 337 S. Main Street, stated that he is also opposed to a larger sign for the school and if the ordinance is changed it will affect the entire Borough because all the Churches and any non-profit organization will be allowed larger signs.

B. Stumbo made the motion to not recommend changing the sign ordinance. M. Smelgus seconded the motion. The motion carried with three in favor and T. Kauffman opposed.

#### BILLS AND COMMUNICATIONS

None

REPORTS

None

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Prepared By

Doreen Smith

NEXT MEETING: April 25, 2005