

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: May 21, 2007

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

Others Michael Lee, Jennifer Pahl, Walter Pahl,
Present: Mike Eagan

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 January 22, 2007 regular meeting. K. Wills seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

Walter & Jennifer Pahl - Special Exception #2007-2 - to allow an antique shop and residence at 23 North Main Street.

Mr. & Mrs. Pahl would like to put an antique shop on the first floor of the building. Their elderly tenant recently vacated to a nursing home. The building was originally a bank and the downstairs has extra high ceilings. The bedroom and bathroom are very small and there is no laundry room, therefore, they feel it would be easier to use the downstairs for an antique shop rather than find a tenant. The upstairs will continue to be used as a residential rental. The antique shop will be in harmony with the other uses in the Village District.

G. Smith questioned whether there will be any provisions for parking. Mrs. Pahl stated that they expect mostly foot traffic from people who park elsewhere and walk around the Village District. K. Wills questioned whether anything needs to be done to meet the codes. M. Lee said some things

will need to be done, but they will wait to see if they get

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approval. J. Buck questioned whether the apartment must be rented by an employee or family member. M. Lee stated that it is a preexisting apartment and not newly created so they will be able to rent it to anyone. The Planners reviewed the standards for a special exception. They feel the applicants meet the standards.

G. Smith made the motion to recommend approval of Special Exception #2007-2 to allow an antique shop on the first floor and continued apartment on the second floor of 23 North Main Street. K. Wills seconded the motion. The motion carried with all in favor.

Mike Eagan - Special Exception #2007-3 - to allow a warehouse and residence at 380 North Main Street.

Mike Eagan would like to rent the garage as a warehouse to L & L Paint Center for storage of prefabricated fireplaces. If the contract with L & L does not come through, he would still like to use the garage for a warehouse. The house is being rented as a residence.

M. Lee stated that the property is a preexisting non-conforming use and has always had commercial uses. Formerly it was used by Agway Feeds, a lawn mower and tractor repair shop, and more recently used for truck repairs.

The Planners reviewed the standards for a special exception. K. Wills stated that using the garage as a warehouse is a lesser use than any of the previous uses.

K. Wills made the motion to recommend approval of Special Exception #2007-3 to use the garage as a warehouse and the house as a residence. G. Smith seconded the motion. The motion carried with all in favor.

OTHER BUSINESS

None

BILLS AND COMMUNICATIONS

B. Stumbo stated that he and G. Smith attended an interesting presentation regarding statistics in York County. Aberdeen Proving Grounds is proposing an expansion that will create 8200 jobs, but there is not enough housing and it will greatly influence this area.

REPORTS

None

ADJOURNMENT

G. Smith made the motion to adjourn the meeting at 8:00 p.m. B.
Stumbo seconded the motion. The motion carried with all in
favor.

Prepared By

Doreen Smith

NEXT MEETING: June 25, 2007