

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: November 27, 2006

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

Others Dave Lipinski, Joe Lewis, Linda Vanik,
Present: Dave Dietz, Kenneth Keeny

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 made the motion to approve the minutes of the October 23, 2006 regular meeting. K. Wills seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

Shrewsbury Assembly of God & Dunkard Brethren Church -
Reverse Subdivision Plan #2006-3 - for property located at
234 North Main Street.

Kenneth Keeny, Trustee for the Dunkard Brethren Church, presented the plan. The Church would like to combine their existing 3 parcels into 1 deed along with subdividing a small portion of property from the Assembly of God's deed and add it to their deed. The zoning will not be changed.

Dave Lipinski stated that all the staff review comments have been met, except the plan will need to have the notary seal stamped again since the first stamp smeared.

R. Fisher made the motion to approve the plan contingent upon the seal being stamped again. K. Wills seconded the motion. The motion carried with all in favor.

Linda B. Vanik - Variance #2006-5 - to place a fence higher than allowed by the Zoning Ordinance at 46 Lexington Drive.

Joe Lewis presented the application for Mrs. Vanik. She would like to put a 6' vinyl fence around her entire lot for privacy and security purposes. There are people and pets cutting across her property to go to the adjoining park that is located in the Township, and they will be able to get over a 3' fence. The Security Fence Company has already installed a 6' fence in the back yard. The lot has a very irregular shape, and her front yard actually meets the back yards of her neighbors, whom by the ordinance, can put up a 6' fence.

Dave Lipinski is concerned that the fence may cause a problem over the existing drainage ditch. Dave Dietz, Security Fence Co., stated that a space will be kept open under the fence so it should not interfere with the drainage.

B. Stumbo reviewed the standards for a variance.

R. Fisher is concerned that a 6' fence will alter the character of the neighborhood and the applicant purchased the property knowing the irregularities that existed.

K. Wills questioned whether the purpose of the fence is for privacy or to keep people and pets off the property, since a 3' fence should be sufficient to keep people out. B. Stumbo suggested having the neighbors in support of the fence attend the Zoning Hearing.

R. Fisher made the motion to not recommend approval of Variance #2006-5 because it does not meet the requirements for Sections 502.3(b), 502.3(c), and 502.3(d). K. Wills seconded the motion. The motion carried with all in favor.

Bill Stumbo - Special Exception #2006-6 - to allow a professional office, personal service, and retail store at 215 North Main Street.

Bill Stumbo presented the application. He would like to add professional/business office to the existing uses. The property is currently approved for personal service and retail uses. Flowers By Laney moved out and Ilgenfritz Financial Consultants is interested in renting the space for an office. The business will generate less traffic than the retail flower shop, since most clients will be by appointment only and there will be no delivery trucks. There will be no changes to the exterior of the building.

The Planners appointed Robert Fisher as Vice Chairman to the

Planning Commission, since Bill Stumbo excused himself to

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presented his application.

R. Fisher reviewed the standards for a special exception. K. Wills questioned whether parking could ever be an issue with the change of use. B. Stumbo stated that he did not foresee a problem since most of the clients will be making appointments and there should be less traffic than previously, with the retail use. If a problem should arise, he could put a gravel area in the rear of the building.

G. Smith made the motion to recommend approval of Special Exception #2006-6 to allow professional office, personal service, and retail uses at 215 North Main Street. J. Buck 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 8:28 p.m.

Prepared By

Doreen Smith

NEXT MEETING: December 18, 2006

