

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: November 22, 2010

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

Others Mike Lee, Dave Lipinski, Phil Robinson,
Present: Timothy Foster, Bernard Ilkhanoff

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

J. Buck moved to approve the minutes of the September 27, 2010 regular meeting. R. Palmer seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

Edie/Heathcote Glen - 10 Lot Preliminary Subdivision/Land Development Plan on W. Clearview Drive.

Phil Robinson presented the plan on behalf of Russell Edie. Russ Edie would like to divide a portion of his property into 10 lots which he or his heirs will be keeping for themselves at the present time.

R. Palmer has concerns about Berkshire Drive being extended through to Ascot Drive. This will create a short cut from W. Clearview Drive to Valley Road and will greatly increase traffic in the development. K. Wills has concerns regarding stormwater drainage across W. Clearview Drive. There is currently a problem near the former Amp plant with water flowing across the road when there are heavy rains because the existing pipe is undersized. The development of the property may increase the problem. D. Lipinski stated that W. Clearview Drive is a State road and Penn Dot is responsible for correcting the problem. M. Lee noticed that that the storm pit depth was reduced to 3 feet on page 6 and

must be corrected to the proper depth. R. Fisher would have
17

liked to have seen someone from Johnston & Associates at the meeting to answer questions and recommended that they are present for the final plan review.

The Planners reviewed the comments from the staff review meeting. The plan needs to be signed and sealed. The Planning Module has been submitted to PA DEP. A waiver is being requested for sidewalks. The Borough solicitor will need to review notes 20 and 21 with regards to the HOA and the stormwater detention basin. All fees must be paid.

G. Smith made the motion to recommend approval of the Preliminary Subdivision/Land Development Plan with the conditions that the signature and seal of the surveyor are done, PA DEP approves the Planning Module and/or waivers, the Borough solicitor reviews notes 20 & 21 regarding the HOA and stormwater detention basin, payment of all fees, and the depth of the seepage pit is corrected. R. Palmer seconded the motion. The motion carried with all in favor.

R. Palmer made the motion to recommend a waiver for sidewalks since none of the other developments have them. K. Wills seconded the motion. The motion carried with all in favor.

Timothy J. Foster - Special Exception #2010-7 - to allow equipment sales and repairs at 30 Plank Road.

Attorney Bernard Ilkanoff presented the application. Mr. Foster would like to use the property to sell and repair heavy equipment. He is planning to fence the property for security purposes. The property is currently owned by Clouse Trucking and is used for storing and repairing tractor trailers that are used for the milk industry. There recently was a wood working shop in the building. Mid Atlantic Dairy was the previous owner of the property, and at the peak of business there were 15 tractor trailers kept on the premise and 18 employees worked from there. The property is zoned Industrial and all businesses located on the property were non conforming uses.

R. Palmer questioned whether the equipment will be kept outside. Mr. Foster stated that he was planning to keep the equipment outside so it is visible from I83. K. Wills questioned whether there are any issues with impervious surface coverage. M. Lee stated that the impervious surface coverage meets the Ordinance. Mr. Foster said he is not

planning any expansions.

18

K. Wills made the motion to approve Special Exception #2010-7 to allow heavy equipment sales and repairs at 30 Plank Rd. G. Smith 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 8:30 p.m.

Prepared By

Doreen Smith

NEXT MEETING: January 24, 2011