

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: September 26, 2005

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

Others Mike Lee, Dave Lipinski, Dave Keller, Michael Paules,
Present: Mark Hackenburg, Jeff Marble, John Martinez

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 August 22, 2005 regular meeting. G. Smith seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

David B. Keller - Preliminary/Final Subdivision Plan #2005-5
- for property located at 65 N. Highland Dr.

Dave Lipinski reviewed the comments with the Planners from the staff review meeting and the responses from First Capital Engineering. The street has been realigned for the snow storage area, but stills needs Brian Sweitzer's approval. The storm water management plan is still in process. The planning module exemption has been submitted to DEP but is waiting for approval. Mike Lee will resolve the E & S plan requirement by noting it on the building permit. All signatures will need to be added.

Michael Paules, First Capital Engineering, stated that they are requesting 3 waivers. They are planning to extend Westview Drive instead of the required cul-de-sac. They would like a waiver for the location map size and a waiver for sidewalks. Dave Keller is concerned about the buffer that is required on the slope. He stated that the children

sled on that slope and he is concerned that it may create a
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liability issue if trees need to be added. Mike Lee stated that it is a requirement of the Zoning Ordinance and they will need to apply for a variance.

B. Stumbo made the motion to recommend approval of the 3 waivers and Preliminary/Final Subdivision Plan #2005-5 contingent upon all outstanding comments being addressed. G. Smith seconded the motion. The motion carried with all in favor.

Weaver Precast, Inc. - Preliminary/Final Land Development Plan #2005-6 - for property located on Onion Blvd.

The plan has been submitted for the purpose of returning the detention pond to the site that had been removed by the previous owner. They are also requesting a waiver to make this the final plan.

Dave Lipinski reviewed the comments from the staff review meeting with the Planners. The impervious surface coverage exceeds the maximum amount allowed, but will be decreasing from 68.9% to 63.9%. There is lead contamination in the ground that was left by the previous owner, but it does not get into the ground water. Mike Lee stated that the violations occurred with the previous owner and Weaver Precast is correcting the problems.

B. Stumbo made the motion to recommend approval of a waiver to consider this a final land development plan and approval of Final Land Development Plan #2005-6 upon Council's acknowledgement of the nonconformity regarding the impervious surface coverage and the lead contamination. G. Smith seconded the motion. The motion carried with all in favor.

Heather R. Henry - Special Exception #2005-7 - to allow a pet grooming salon and retail sales at 436R South Main St.

Heather Henry would like to open a pet grooming salon on the first floor. She would also sell products relating to her business. There will be no sales of live animals and no boarding of pets. She feels the business falls under personal service because pets are considered property and she is providing a service to their owners.

The Planners agree that the business is a personal service which is a use allowed in a commercial zone.

M. Smelgus made the motion to recommend approval of Special

Exception #2005-7 to allow a pet grooming salon and retail sales

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at 436R South Main St. G. Smith seconded the motion. The motion carried with all in favor.

Chick-fil-A, Inc. - Variance #2005-8 to allow additional signage at the Chick-fil-A Restaurant on Mt. Airy Rd.

Jeff Marble and his engineer presented the application for more signage. They would like to put a sign along 851 near the sign that Penn Dot has provided for some of the area businesses and a 52 square foot sign on the back of the building. They have been trying to get a billboard along I-83 but nothing is available. They are also trying to get on Penn Dot's sign, but applications are not being taken until October 2007. They have a hardship because the restaurant sits low and is not visible to traffic until the cars are already in the left turn lane and cannot change lanes.

M. Smelgus stated that signage has always been an issue for the Borough and if Chick-fil-A is allowed additional signs, every business in town will want additional signage.

B. Stumbo stated that the Council has formed a committee to review the sign ordinance and suggested that Chick-fil-A wait until the ordinance has been reviewed by the committee.

M. Smelgus made the motion to not recommend approval of Variance #2005-8 to allow additional signage for Chick-fil-A because it would set a precedent. B. Stumbo 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 8:55 p.m.

Prepared By

Doreen Smith

NEXT MEETING: October 24, 2005