

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting February 25, 2013

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

Others Present: Keith Hunnings, Codes Enforcement Officer, Dave Lipinski, P.E., Lloyd Crowder, Pat Crowder, Ray Stiffler, and Phil Robinson.

Chairman Fisher convened the regular meeting of the Shrewsbury Borough Planning Commission at 7:31 p.m. in the Municipal Building, 35 W. Railroad Avenue, Shrewsbury, PA 17361.

APPROVAL OF MINUTES

K. Wills moved to approve the minutes of September 24, 2012. J. Buck seconded the motion. The motion carried with all in favor.

CHAIRMAN CHANGE

Chairman Fisher temporary recused himself as he is a nearby property owner of 21 S. Hill St. This property is being discussed with a recommendation under New Business. K. Wills stepped up as Vice-Chairman.

CITIZEN COMMENTS

Chairman Wills asked if there were any citizen comments. Citizens indicated they did not have any comments yet. Citizens preferred to hear the presentation from Mr. Robinson first before commenting.

NEW BUSINESS

2013-2 Application for Variance for 21 S. Hill St. for an eight (8) unit, instead of seven (7), multi-family conversion under Section 618(a) of the Zoning Ordinance. Property is zoned Residential.

Application represented by Phil Robinson.

Mr. Robinson explained the purpose the variance was being applied for. Section 618(a) of the Zoning Ordinance requires 6,000 sq. ft. of lot area per dwelling unit. The proposed site has a lot area of 45,418 sq. ft. This lot area would allow for 7 units with an additional 3,418 sq. ft. left. Mr. Robinson indicated that the existing building and the proposed single central entrance on the east side of lot could not be developed efficiently with just the seven

units that the lot area would allow. Instead of 7 units as the Zoning Ordinance allows, 8 units is being applied for instead. This is why the variance is being applied for.

2013-1 Application for a Special Exception for 21 S. Hill St. for an eight (8) unit multi-family conversion under Section 202.39 (b) and Section 618 (a) and (b) of the Zoning Ordinance. Property is zoned residential.

Application represented by Phil Robinson.

Mr. Robinson explained the purpose for applying for the Special Exception noted above is to change the property from a Commercial Use to a Residential Use. Mr. Robinson explained that there is adequate Water/Sewer/Parking per requirements for the property. The main building would be renovated to have a stone veneer exterior. There will be a reduction in asphalt that is currently there. All other buildings will be removed except for the existing pole building which will be renovated to have 8 storage units for the apartment tenants and an Exercise Room to be used for the apartment tenants exclusively. The back of the property will be re-graded. The front of the main building will be landscaped. Mr. Robinson expressed the final result is to have a residential use on a residential street. There will be three designated parking spaces for each apartment unit, which is more than adequate off-street parking per the zoning ordinance. K. Hunnings expressed to Mr. Robinson that a sprinkler system will need to be addressed on the plan that is to be submitted. Mr. Robinson agreed.

CITIZEN COMMENT

Vice-Chairman Wills asked if there were any citizen comments.

Pat Crowder, resident of Shrewsbury Borough, asked Mr. Robinson if these apartments would be considered "luxury apartments"? Mr. Robinson answered, that these apartments will be considered "nice" apartments because of the size of each apartment. Lloyd Crowder, resident of Shrewsbury Borough, asked if these apartments would ever be considered for "Section 8" use. Mr. Robinson said no because of the size of each unit and the location of the apartment building.

Ray Stiffler, resident of Shrewsbury Borough, questioned the size of the property for 21 Hill St. Mr. Stiffler has

conflicting numbers and would like to see what the actual size of the property is. Mr. Robinson indicated he would get that information off of the deed. Mr. Stiffler also asked about Emergency Exits being addressed for the Apartment Building. D. Lipinski, P.E. indicated that will be addressed with UCC Requirements and the National Fire Code.

D. Lipinski wanted to reiterate to everyone that the Planning Commission is giving only a recommendation to the Zoning Hearing Board. No decisions are being made by the Planning Commission.

Bob Fisher, resident of Shrewsbury Borough, indicated he was strongly against the variance for the additional 8th apartment unit. Seven units is at present a sufficient impact to the amount of people residing on S. Hill St. Mr. Fisher would like to see a fence placed at the north side of the property to restrict pedestrians using property as a shortcut. Mr. Robinson said this can be done. Mr. Fisher asked D. Lipinski if the travel lanes and parking were adequate. Mr. Lipinski indicated yes. Mr. Fisher is concerned with overcrowding in the units and the impact it will have to the neighbors on S. Hill St. J. Buck expressed that this would be the Apartment Caretaker's responsibility to monitor and enforce the actual occupancy limit per each unit.

K. Hunnings and D. Lipinski both conveyed to Mr. Robinson that a Land Development Plan will be needed for this property. Mr. Robinson understood.

Mr. Fisher stated the need for a Phase 1 Final Environmental Assessment to be done for the property. D. Lipinski expressed that this can be a condition to the recommendation by the Planning Commission.

J. Buck stated that Shrewsbury Borough needs additional rental properties. Because of this, J. Buck recommends the apartment building.

R. Palmer expressed the need for a fence on the north side of the property due to headlights shining into neighboring properties and pedestrians using that side of the property as a shortcut.

R. Palmer made a motion to recommend the approval of the variance submitted as 2013-2. The variance indicated the use of 8 units versus 7 units for multi-family conversion with the conditions of a Phase 1 Final Environmental Assessment to be done, a 6ft. maximum solid, vinyl fence to be installed at the north side of the property to control light intrusion and pedestrian access, and for landscaping to be done at the east side of property as a buffer

screening. J. Buck seconded. Motion carried with all in favor.

R. Palmer made a motion to recommend Special Exception Application 2013-1 for an eight unit multi-family unit conversion to a residential district. J. Buck seconded. Motion carried with all in favor.

Chairman Fisher resumed his seat.

OTHER BUSINESS

K. Wills asked who is responsible for the maintenance to setbacks. D. Lipinski and K. Hunnings stated it is the property owner's responsibility. Discussion ended.

BILLS AND COMMUNICATIONS

None

REPORTS

None

ADJOURNMENT

K. Wills moved to adjourn the meeting at 8:43pm. J. Buck seconded. The motion carried with all in favor.

Submitted by,
Kimberly M. Dettinger