

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting March 25, 2013

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

Others Present: Keith Hunnings, Codes Enforcement Officer, Ronald Evans, Andrew Miller, Michael Gesell, and Greg Reed.

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 February 25, 2013 with change on page 4. J. Buck seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

1. 2013-3 Shrewsbury Center, LLC c/o Kimco Realty Corp.
Application for a special exception for 14635 Mt. Airy Road (Shopping Center) to allow a financial institution in a Commercial Zone under Section 206.3 and for a variance for impervious surface coverage, landscape buffer, and access under Sections 206.9, 303.7, and 609(e) of the Zoning Ordinance. Property is zoned Commercial.

Andrew Miller, Esq. from LPM Law Firm was representing KIMCO. Also in attendance were Greg Reed from KIMCO, and Michael Gessell from Bohler Engineering.

Mr. Miller explained that the lot is currently owned by KIMCO. Normally the lot would be leased through KIMCO but because of how long the lot has sat undeveloped and because the current financial institution would like to own it, KIMCO is willing to subdivide the lot.

Mr. Miller and Mr. Reed explained because this is a financial institution and the lot is zoned commercial a special exception is needed.

The three variance requests were then discussed. Because the impervious surface is actually going to be 77% rather than the 75% indicated in the zoning ordinance, a variance is needed. Mr. Reed explained why a variance is needed for the landscape buffer. Mr. Reed indicated the lot is actually surrounded by the shopping center parking lot. In order to blend in with the surrounding parking, they are requesting a variance to eliminate the

landscape buffer on the south side of the lot. They expressed it would be similar to Sovereign Bank's landscape buffer at the same shopping center. The last variance is to use the current entry and exits for the shopping center rather than having a direct entry and exit from Mt. Airy Road as indicated in the zoning ordinance. B. Fisher asked if a traffic count study had been done. Mr. Reed indicated no. K. Wills asked if the impervious surface being addressed for the variance was for the entire shopping center or just for the lot being discussed. Mr. Gesell indicated it was just for the lot being discussed. K. Wills asked how many parking spaces will there be for the financial institution. Mr. Reed indicated 25 and 14 is what is required by the zoning ordinance.

K. Wills made a motion to recommend the special exception for 14635 Mt. Airy Road to allow a financial institution in a Commercial Zone under Section 206.3. R. Palmer seconded. Motion carried with all in favor.

K. Wills made a motion to recommend the variance for the impervious surface coverage to be 77% as opposed to 75%. R. Palmer seconded. Motion carried with all in favor.

K. Wills made a motion to recommend the variance for landscape buffer requirement to the south side of the individual lot. R. Palmer seconded. Motion carried with all in favor.

Jessica made a motion to recommend the variance for access not to be from Mt. Airy Rd. and to use the current accesses already in place. T. Hatcher seconded. Motion carried with all in favor.

2. **2013-4 Ronald Evans DBA Jungle Gym Learn and Play Center, LLC.** Application for a special exception for a recreational use in a Commercial zone at 14 Constitution Avenue under Section 206.3 of the Zoning Ordinance. Property is zoned Commercial.

Ronald Evans, spoke on behalf of the Jungle Gym Learn and Play Center, LLC. Mr. Evans indicated signage would use the existing frame and just change actual sign to new business name. This facility would be for children 6 years of age and under. There would be several cosmetic changes made inside to accommodate the play center. Parents will be staying with their children at all times, no drop offs will be permitted. Proposed hours of business will be Monday - Saturday 9am. - 7pm. and Sunday 11am-5pm. Back Rooms will be used for birthday parties that will accommodate approximately 25 children. Birthday parties will be held only on weekends and one per day. There are two restrooms that are handicapped accessible with ramps. K. Hunnings indicated that Commonwealth Codes will be contacted to do a safety inspection and will have results prior to the Zoning Hearing Board Meeting scheduled for April 11, 2013. Possible food preparation was discussed. K. Hunnings expressed Department of Health will do the inspections for food preparation if needed.

T. Hatcher made a motion to recommend the special exception for a recreation use in a commercial zone at 14 Constitution Avenue. J. Buck seconded. Motion carried with all in favor.

CITIZEN COMMENT

None

BILLS AND COMMUNICATIONS

None

REPORTS

None

ADJOURNMENT

K. Wills moved to adjourn the meeting at 8:09pm. T. Hatcher seconded. The motion carried with all in favor.

Submitted by,

Kimberly M. Dettinger