

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: September 23, 2013

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

Others Present: Keith Hunnings, Codes Enforcement Officer, David Lipinski, P.E., Andrew Miller, Michael Gesell, and Greg Reed.

Chairman Wills convened the regular meeting of the Shrewsbury Borough Planning Commission at 7:30 p.m. in the Municipal Building, 35 W. Railroad Avenue, Shrewsbury, PA 17361.

APPROVAL OF MINUTES

R. Palmer moved to approve the minutes of March 25, 2013. T. Hatcher seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

KIMCO Realty Corporation – Members 1st Federal Credit Union (Final Land Development/Final Subdivision Plan- Michael Gessell from Bohler Engineer, represented KIMCO Realty. Mr. Gessell explained that this lot is being subdivided and is .85 acre in size. The property is being developed as a Members 1st Federal Credit Union. The business will have 25 parking spaces with the zoning ordinance only requiring 14. Mr. Gessell explained that on 5/9/13 they received approval for a special exception by the Zoning Hearing Board to allow a financial institution in a Commercial Zone under Section 206.3, landscape buffer, and access under Sections 206.9, 303.7, and 609(e) of the Zoning Ordinance.

K. Wills discussed the Staff Review Comments from September 10, 2013.

1. Must show water shutoff (curb box valve) on Utility Plan. Satisfied on Sheet #8 on plan.
2. The statement of ownership must be signed, dated, and notarized (s.405.d.8). Open. Will sign final plan.
3. A copy of deed restrictions imposed as a condition of sale or lease or a note stating none are proposed (s.405.e.3). Satisfied on Sheet # 5, Comment 6.
4. Location, width and purpose of all existing and proposed right-of-ways and easements. The proposed private ingress/egress easement should have all bearings and distances shown (s.405.a.9). Satisfied on Sheet #5.
5. Primary control points, or descriptions and ties to such control points to which all dimensions, angles, bearings, and similar data on the plan are referred. There is no

Monumentation shown on the new lot being created (s.405.a.11). At least one is needed. Satisfied. D. Lipinski recommended drill marks.

6. Location, dimensions, and purpose of areas to be dedicated or reserved for common use of all property owners and/or tenants in the land development (s.405.b.5). Open. Needs to be reviewed by Borough Solicitor.
7. All required fees and charges paid (s.804). Open.
8. If the developer proposes to impose restrictions on either merchants, tenants or future lot owners by means of lease provisions, deed restrictions, or covenants, the text of such provisions. Are there any restrictions proposed? The agreement of the Ingress and Egress Easement should be reviewed by the Borough Solicitor (s.405.e.3). Open. Needs to be reviewed by Borough Solicitor.
9. Certification from the Borough Engineer that the developer has installed all improvements to the specifications of this Ordinance and any conditions attached by Borough Council or , in lieu thereof, an improvement bond or other satisfactory security in an amount sufficient to assure completion of all improvements as provided in (s.611). Open.
10. If a minor subdivision, feasibility study on sewer and water facilities for the tract as required by (s.403) and planning module for land development as required by the Pennsylvania Department of Environmental Resources. DEP acknowledgement and approval of the planning module (s.405.e.10). Open. Waiting approval from DEP.
11. Unless submitted with the Preliminary Plan, a plan for control of erosion and sedimentation is needed. Borough Engineer needs to approve the Erosion and Sedimentation Plan submitted (s.405.e.11). Satisfied.
12. Other certificates or data may be required by this Ordinance or any other Borough ordinance or regulations must be submitted prior to Final Plan Approval if requested by the Borough Council. Review by the Chief of the Shrewsbury Fire Department needed (s.405.e.12). Open. Need to add Knox box to the Plan.
13. The access easement and any necessary agreements for this access shall be reviewed by the Borough Solicitor. Open. Needs to be reviewed by Borough Solicitor.
14. The agreement between the lot owner and the owner of the shopping center for the maintenance of the sewer system and the stormwater basin should be reviewed by the Borough Solicitor. Open. Needs to be reviewed by Borough Solicitor.
15. The agreement between the lot owner and the owner of the shopping center for the maintenance the sewer system and the stormwater basin should be reviewed by the Borough Solicitor. Open. Needs to be reviewed by Borough Solicitor.
16. A separate easement agreement needs to be prepared, reviewed by Solicitor Rehmeier and then recorded as part of the plan. The Borough will not maintain the created easement. Open. Needs to be reviewed by Borough Solicitor.
17. The approval of this plan and its creation of any irregularly shaped lot shall not be construed as an unnecessary hardship or form the basis for the variance request or other relief from the provisions of the Shrewsbury Borough Ordinance. Note to be

added to plan. Open. Addressed on Sheet #5, Note 7 and 8 of Plan. Needs to be reviewed by Borough Council.

18. The approval of this plan and the shared easement/driveway was created at the request of the purchaser (Members 1st Credit Union) and any future owner must adhere to the shared easement/driveway and not seek a variance or other relief from the Borough with regard to asking for a separate driveway onto Mt. Airy Road. Note to be added to plan. Open. Addressed on Sheet #5, Note 7 and 8 of Plan. Needs to be reviewed by Borough Council.

Chairman Wills made a motion to recommend approval of the KIMCO Realty Corporation – Members 1st Federal Credit Union – Final Land Development/Final Subdivision Plan noting that comments 1,3,4,5 and 11 have been satisfied. And comments 2,6,7,8,9,10,12,13,14,15,16,17,and 18 will remain open. J. Buck seconded. The motion carried with all in favor.

OTHER BUSINESS

Chairman Wills, D. Lipinski, and K. Hunnings discussed the Stormwater Ordinance that will most likely be adopted by the Borough Council on 10/9/13. K. Hunnings and D. Lipinski indicated that this is state mandated. Anyone who is pre-existing will be grandfathered in. Discussion ended.

CITIZEN COMMENT

None

BILLS AND COMMUNICATIONS

None

REPORTS

None

ADJOURNMENT

R. Palmer moved to adjourn the meeting at 7:58pm. J. Buck seconded. The motion carried with all in favor.

Submitted by,

Kimberly M. Dettinger