

SHREWSBURY BOROUGH PLANNING COMMISSION

Regular Meeting: September 28, 2015 at 7:00pm.

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

Others Present: David Lipinski, P.E., Keith Hunnings, Codes Enforcement Officer, Bernard Ilkhanoff, Attorney with Ilkhanoff Bernard-Ilkhanoff & Silverstein PC, Diane Kraatz- Jacobson, of DJ Mgmt. & Services, LLC and John-Paul Whitmore.

Chairman Wills convened the regular meeting of the Shrewsbury Borough Planning Commission at 7:00 p.m. in the Municipal Building, 35 W. Railroad Avenue, Shrewsbury, PA 17361.

APPROVAL OF MINUTES

S. Mayoryk moved to approve the Minutes of February 23, 2015. T. Hatcher seconded the motion. The motion carried with all in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

16 North Main Street Special Exception Request

Atty. Ilkhanoff represented DJ Mgmt. & Services, LLC. and gave a summary of the special exception request for the retail sales and an eating establishment at 16 North Main Street. Atty. Ilkhanoff expressed the history of the previous special exception applications for this property.

- September 24, 1994 – Zoning Hearing Board approved a special exception to allow an antique store.
- March 16, 1996 – Zoning Hearing Board approved a special exception limited winery and retail store.
- October 30, 1997 – Zoning Hearing Board denied a special exception for the use of an eating establishment. Atty. Ilkhanoff stated the property did not meet lot area requirements and there were concerns of combustion while cooking.
- March 5, 1998 – Zoning Hearing Board denied a special exception for the use of an eating establishment.
- September 13, 2007 – Zoning Hearing Board approved a special exception for a photography studio use.

Atty. Ilkhanoff indicated the present use of the property is a retail store and personal service business and the proposed use is a retail store and eating establishment. The property would continue selling antiques but will offer for sale coffee, espresso, tea, shakes, smoothies, and other refreshments, and pre-packaged snack items like muffins, danish, cookies and ice cream. All food products will be pre-packaged and delivered to the location for sale. The beverages would be made at the location.

Chairman Wills made a motion to recommend the special exception application 2015-1 for 16 North Main Street for retail use as defined in the definitions of “Retail Store or Shop” per the Shrewsbury Borough Zoning Ordinance and to serve the products as defined in the application but not as an eating establishment as

requested in the special exception application 2015-1. S. Mayoryk seconded. The motion carried with all in favor.

S. Mayoryk made a motion to recommend in the event the Zoning Hearing Board would approve the special exception application to include the use of eating establishment, that the Zoning Hearing Board would create restrictions to limit only the products defined in the Special Exception Application 2015-1. R. Palmer seconded. The motion carried with all in favor.

OTHER BUSINESS

None

BILLS AND COMMUNICATIONS

None

REPORTS

None

ADJOURNMENT

R. Palmer moved to adjourn the meeting at 7:40pm. T. Hatcher seconded. The motion carried with all in favor.

Submitted by,

Kimberly M. Dettinger