



**EAST PETERSBURG BOROUGH PLANNING COMMISSION  
MEETING MINUTES  
FEBRUARY 15, 2018**

Meeting began at 7:00 P.M.

**Roll Call:** John Schick Chairman, David Keener Vice-Chairman, Rory Buckwalter, John Kerchner, William Pfautz (Absent), Marvin Stauffer, John Wolf, and Zoning Officer Michael Bingham

**Reorganization of the Board**

1. *It was moved and seconded (J. Wolf / D. Keener) to nominate John Schick for Chairman of the Planning Commission. Unanimous approval by the Board.*
2. *It was moved and seconded (J. Wolf / J. Schick) to nominate David Keener for Vice Chairman of the Planning Commission. Unanimous approval by the Board.*

**Approval of Minutes:**

*It was moved and seconded (J. Wolf / J. Kerchner) to approve the minutes of the September 21, 2017 meeting, unanimous approval by the Board.*

**Visitors:** See attached sheet for full list

**Public Comments:** No Comments

**Old Business:** None

**New Business:**

- A. Review Application submitted by State Street Partners, LLC for property located at 5986 Pine Street, in the Low Density Residential (R1) District. The Applicant seeks a Use Variance for Section 307.A.1.a – minimum lot area for a single family detached dwelling is 10,000 square feet and for section 803.B.1 – for a corner lot, each yard that abuts a public street shall be considered a front yard and meet the minimum depth of a front yard.

Michael Bingham explained that 307.A.1 states minimal lot area for a single family detached dwelling is 10,000 square feet. The Ordinance only allows for two options; a single family detached dwelling is 10,000 square feet or other allowed principal use of 15,000 sq. ft. The lot is an existing legal non-conformity but in order to be able to build a house the property owner would have to go through the variance process. For that particular portion, it would be what is termed a hardship.

The second option is 803.B.1 for a corner lot, which states that for each yard that abuts a public street shall be considered a front yard and meet the minimum depth of front yard. A minimum depth of front yard is listed as 25 feet. The applicant is looking to reduce that to 10 feet. Mr. Bingham explained that it would meet the existing characteristics of that road, but does not define a legal hardship, so it will be up to the Zoning Hearing Board to determine if that is acceptable or not.

Greg Bucher explained that every lot on this street is zoned (R2) except for this property and one other. Mr. Bucher said that in 2007-2008 most of the houses in the middle of town were re-zoned. He stated that they cut out this block because his personal house sits on it, and they thought he was going to profiteer from it. His personal property currently abuts this property.

Mr. Bingham explained the setbacks for (R1) are minimum rear yard 25 ft. and minimum front yard 20 ft. The application refers to Cedar Street, but it is actually Center Street.

Mr. Bingham stated that putting a house on this lot does not appear to be the problem, but the problem is putting anything else on this property e.g. a garage or shed could become a setback issue. Stormwater requirements will be the same for this property as all the other borough properties.

***It was moved and seconded (J. Kerchner / J. Wolf) to recommend Approval to the Zoning Hearing Board for a Variance of section 307.A.1 – minimum lot area for a single family detached dwelling is 10,000 square feet, unanimous Approval by the Board***

***It was moved and seconded (J. Kerchner / J. Wolf) to recommend Approval to the Zoning Hearing Board for a Variance of section 803.B.1 for the front yard setback to be a minimum of 10 feet along Center Street, unanimous Approval by the Board.***

- B.** Review DCED Grant Application for assistance with the costs associated with the SCADA (Supervisory Control and Data Acquisition) System.

Michael Bingham explained that in order to apply for the grant, the Planning Commission is required to review and sign off stating that SCADA is in compliance with the Borough Ordinance.

***It was moved and seconded (J. Wolf / D. Keener) to approve the DCED grant application for the phase 2 SCADA upgrade***

Next month planning commission will be reviewing the revised subdivision and land development plans for the Ober property on Graystone Road. Michael is reviewing the revised plans now and will forward the updated comments as soon as his review is finished. Mr. Schick asked if they will be applying for a hardship for the driveways. Mr. Bingham explained they originally wanted to submit a variance for the width of the driveways because PennDOT would not approve the 28 ft. driveways that are required by the Borough, but with further discussion PennDot was ok with it as long as the Borough signed off on it.

**Adjournment: 7:21 p.m.**

**Announcement: Next meeting will be held March 15, 2018 at 7:00 p.m., if needed**

Respectfully Submitted,  
Kim Strayer,  
Recording Secretary



**EAST PETERSBURG BOROUGH PLANNING COMMISSION  
MEETING MINUTES  
MARCH 15, 2018**

Meeting began at 7:00 P.M.

**Roll Call:** John Schick Chairman, David Keener Vice-Chairman, Rory Buckwalter(Absent), John Kerchner, William Pfautz, Marvin Stauffer, John Wolf, and Zoning Officer/Borough Engineer Michael Bingham

**Approval of Minutes:**

*It was moved and seconded (J. Wolf / J. Kerchner) to approve the minutes of the February 15, 2018 meeting, unanimous approval by the Board.*

**Visitors:** See attached sheet for full list

**Public Comments:**

1. Samuel Maurer, asked why there is a definition of an alley in the Zoning Ordinance if there aren't any alleys in the Borough. He was told that the Borough goes by PennDOT standards which only requires roadways that are 8-10 feet wide to be classified as an alley. The Borough follows this to be able to collect liquid fuels on all other roadways. John Schick said that the Planning Commission will be working on updating the Zoning Ordinance, and they will look into this.

**Old Business:**

**Review Revised Plans for Graystone Road Land Development Plan**

Bill Swiernick, with David/Miller Associates and Bob Wolf, of Bob Wolf Real Estate and Development were present to review the recently submitted, updated plans. Mr. Swiernick explained that they have made revisions to the project to address the comments that were received by the Borough Engineer, LASA, and the Lancaster County Conservation District. Mr. Swiernick said that they have received approval from L.C.C.D. and the NPDES Permit has been issued for the development. LASA has reviewed the plan and found it acceptable.

Mr. Swiernick discussed the following points of the plans:

- Revisions were made to Lot 5 infiltration gallery according to Mr. Bingham's comments.
- A Crosswalk will be installed at Sundra Drive as well as signage to create a safer walk to the school bus stop. This still needs to be added to the plans along with the details.
- There will be overlaying of the road.
- Each homeowner will have their own stormwater facilities that they will be responsible for.
- Calculations and details (comment no. 40) – Mr. Swiernick asked if this could be handled on a case by case basis. Mr. Bingham would like a basement waterproofing, general detail performance specification submitted now and specific details provided with each building permit. This way the two can be compared.
- Mr. Swiernick stated that they have performed a significant amount of additional testing at each infiltration location, and the means of testing were compliant with the Borough ordinance. The Borough Engineer was present for the additional testing. Tests results have shown that the water

table is not an issue at any of these lots. Mr. Swiernick stated that they have dug enough holes to determine where the water table is. The testing was done on grade and at (2) feet and then at an additional (2) feet at the infiltration locations.

Marvin Stauffer told him that they live beside this lot and they have to pump water out of their basement at times. He asked what will the new property owners do. Mr. Bingham said that the testing was done on grade and at (2) feet and then at an additional (2) feet at the infiltration locations. Mr. Bingham said that if they are digging a basement at a lower level they might hit water and then have to water proof the basements.

- Mr. Swiernick asked if they could request the parks and recreation fee (comment no. 31) be made on a lot by lot basis instead of prior to plan approval. The Borough said that all fees must be paid in full prior to plan approval.
- Mr. Swiernick said the first phase will include: minor bulk earthwork, construction of improvements in the roadway, and construction of the lots and swales. The lots will then be available for purchase. The remainder of the construction will occur on a case by case basis without interruption to the road.
- Mr. Swiernick stated that PennDOT has tabled their requests for driveway permits until the Borough gives written acknowledgment of the shared driveways. The driveways are 28 ft. wide.
- Mr. Bingham said that Lot 7 water and sewer looks as though there may be a water/sewer conflict where the endwall is. Sewer profiles still need to be submitted.
- A resident asked what is going to happen with the wetland area. Mr. Swiernick said that they are not developing near that area, and it will remain the same.
- A portion of two of the lots are in East Hempfield and they will be reviewing the stormwater plan for that area. Mr. Bingham asked that he be notified of these comments. Mr. Swiernick said that he would keep him informed as this moves along.
- The water department along with ARRO will review the water utilities plans.
- They have received the review from the fire department and will be adding two fire hydrants.
- Security will be in place for the stormwater facilities.

Mr. Swiernick said that he would like to receive a recommendation for the plan this evening from the Planning Commission. Mr. Bingham said he would have liked the plan comments to be 90% completed without any technical issues, before recommendations are made. Manager Hemperly stated that Council does not want to receive a conditional plan.

Mr. Bingham went through the outstanding items and determined that there are three technical items that still need addressed. Mr. Keener asked if Planning Commission could take a vote without all the items being addressed. Mr. Bingham said there the three outstanding technical items that concern him (1) PPL item because it could change the stormwater (2) the time of concentration (3) the revising of the basin on lot 1. These items could change the number of the houses being built. Mr. Swiernick said he could have the concentration and basin items taken care of in a couple of weeks, but he is not sure how long it will take for PPL to respond.

Mr. Swiernick said they will be submitting a request for extension of time to address the remaining outstanding items.

Mr. Swiernick pointed out the waiver requests they will be asking for, and one that has been withdrawn:

1. They asked for modification to allow for this plan to be a final plan with the objective of dealing with this as a single-phase project because all the information is included in this one plan.

*It was moved and seconded (W. Pfautz / J. Wolf) with unanimous approval by the Board, to recommend approval of Section 110-302, preliminary plan application; the Applicant is requesting the modification to allow for submission of a preliminary filing plan, providing that the plan data and application fees are met before preliminary and final plans, Arro recommends granting this waiver.*

2. They ask to not provide an additional right of way width onto Graystone Road. They would like it to sustain at 50 feet as opposed to 60 feet because Graystone Road is a state highway.

*It was moved and seconded (J. Wolf / W. Pfautz) with unanimous approval by the Board, to recommend approval of granting the waiver of Section 110-602.8.7, Section 110-602.C.3, Section 110-602.C.4. Section 110-602.C.6 right away width along Graystone Road, as this is a PennDOT roadway and they do not require additional right of way, Arro recommends granting this waiver*

3. They asked for modification to the longitude in the swale of the slope. That is an existing condition, and they believe they have maximized the slope that they can have there. The slope is currently 0.75, and it was originally 0.50%. Per the Ordinance it should be 1%.

*It was moved and seconded (J. Wolf / W. Pfautz) with unanimous approval by the Board, to recommend approval of granting the waiver for Section 106-310.C.1d3 Swale Slope; the applicant has requested the modification to allow for a longitude slope 0.75% within swale C, additional side slope is not possible in this area, Arro recommends granting this waiver*

4. They are withdrawing the waiver pertaining to item 104, regarding side slopes for swales, they have modified the plan to not need this waiver anymore. They will submit this withdraw in writing.

5. *It was moved and seconded (D. Keener / J. Wolf) with unanimous approval by the Board, to recommend approval of granting the waiver for Section 106-42.D Plan Scale; the applicant has requested a modification to allow for a drainage area map to be provided with a scale of 1 inch = 60 feet given the size of the property and the legibility of the plans, Arro recommends granting this waiver*

6. They have provided information about the mapping of wells and they have extended out to 3 miles and they are asking for relief on that.

*It was moved and seconded (J. Wolf / D. Keener) with unanimous approval by the Board, to recommend approval of granting the waiver for Section 110-609.C.1.b mapping of wells; the applicant has requested a modification to eliminate the need to provide the location of wells within 3 miles of the project site, due to the fact that no on lot wells being proposed, infiltration facilities are shallow and there are no wells within the adjacent properties. It is expected that the project will have no effect on the local groundwater supplies, Arro recommends granting this waiver*

*It was moved and seconded (J. Wolf / D. Keener) with unanimous approval by the Board, for conditional approval of the preliminary and final subdivision and land development plan for Graystone Road subdivision, subject to the applicant must receive a clean review letter from the Borough Engineer*

**New Business:** None

**Adjournment:** 7:22 p.m.

**Announcement:** Next meeting will be held April 19, 2018 at 7:00 p.m., if needed

Respectfully Submitted,  
Kim Strayer,  
Recording Secretary



**EAST PETERSBURG BOROUGH PLANNING COMMISSION  
MEETING MINUTES  
MAY 17, 2018**

Meeting began at 7:00 P.M.

**Roll Call:** John Schick Chairman, David Keener Vice-Chairman (Absent), Rory Buckwalter, John Kerchner, William Pfautz, Marvin Stauffer, John Wolf, and Zoning Officer/Borough Engineer Michael Bingham

**Approval of Minutes:**

*It was moved and seconded (J. Wolf / W. Pfautz) to approve the minutes of the March 15, 2018 meeting, unanimous approval by the Board.*

**Visitors:** See attached sheet for full list

**Public Comments:** None

**Old Business:** None

**New Business:**

1. Proposed Zoning Ordinance Amendment of Article 2, Section 202 and Article 3, Section 306 and Section 307, Article 4 Section 402 to permit an "Age Restricted Residential Development" Traditions of America over 50 development proposed zoning overlay amendment– Chairman John Schick will abstain from any voting, because he is employed by Rettew the company that is representing the client on this project.

Greg Gadleman along with Tim McCarthy, Founder of Traditions of America, were both present to discuss the proposed zoning overlay amendment in connection with the proposed age restricted residential development that will be located partly in East Petersburg Borough and partly in East Hempfield Township. They are currently going through the same process in East Hempfield to ask for a similar amendment to their ordinance and have recently met with the planning commission in East Hempfield to present the proposed amendment. The amendments they are asking for would remove the restrictions and regulations that would prevent this project from happening.

**Mr. McCarthy shared pictures and some of the following points, of the Active Adult Communities they have developed in the past, during his presentation:**

The community is organized under the Housing for Older People Act (HOPA), which exempts them from the Fair Housing Act (FHA), and allows them to exclude people under 55 from buying these homes and limiting the age of permanent residents to age 19 and over. There are allowances for 90-day visits.

They began developing the Age Restricted Community type of communities in 1997, and have developed 23 communities in Pennsylvania, and 5,000 homes to date. They do all their own land development and construction, along with the sales and service for the buyers. Mr. McCarthy said they are a private owned company, but not a small company. They currently have a 50 million dollars capital investment in the company funding their projects, and financing through M&T Bank is in place.

Traditions of America was ranked #1 in the U.S. for over 55 living community. Mr. McCarthy explained that 1/3 of households are 55 and older, and there is now a shortage on housing for people 55 and older. These homes are maintenance free and constructed to accommodate people with disabilities. Some of the options include: one floor living, no step entry, widened door entry, lever door handles in place of knobs, switches and faucets are height adjusted for easier access. Two story models are available with all of the mentioned options.

The development will include a Clubhouse for socializing, swim club, tennis court, pickle ball court, work out center, and walking trails. The recreational area within the Age Restricted Development will be maintained by the H.O.A. (HomeOwner Association)

The parcel they are looking at is 113 acres in total, that borders East Petersburg Borough and East Hempfield Township. They would build a total of 311 homes over the entire property. There is a total of 17 acres of this property located in East Petersburg Borough, zoned R1, and would have 51 homes and 5 1/2 acres of open space. This will not be a gated community.

This development is projected to generate 11.7 million dollars of school tax, 5.2 million dollars of county tax, 1.4 million municipal tax (combined), over a ten-year period. Keeping in mind there will be no additional costs for the schools.

A traffic study will have to be done. The traffic in these types of communities are normally 27% of a conventional community. The traffic accesses have not been determined yet. The Planning Commission stated that they would not want the traffic access to State Road via Cottage Avenue.

The homes normally have a 2-car garage (for parking only) and 2 additional off-street parking spaces per dwelling unit. There will not be any parking available on the street. There is additional parking at the clubhouse if needed.

They are not sure who will be serving water to these new homes yet.

It is undetermined if the streets will be private or not.

New trails will be created within the development and will connect to the existing trails in the Borough.

Stream area contains an easement that will be preserved. Some stormwater management features may be added near this area.

The homeowners will be buying the building not the lots. The H.O.A. will have a maintenance easement to take care of all the exterior repairs and replacements, i.e. decks, roofs. All repairs and improvements made by owners will have to have H.O.A. approval. Permits will still need to be acquired through the Borough as usual.

Because of the size of this development the H.O.A. will take ownership of the O&M. The organization's goal is to will create a sustainable situation for the homeowners so that this association is successful. They pointed out that they are obligated under the law to ensure sustainability.

**The Borough Engineer made the following comments regarding the proposed zoning amendments:**

1. Section 202 – Terms; Age Restricted Development permitted by right in the R1 district, change this to a conditional use or a special exception.
2. Rec Fee will be per lot.
3. Page 3 Section 5; Age Restricted Development, specification is needed on regulations.
4. Page 4 Item D - It needs to say connected to public water and sewer instead of centralized.
5. Page 4 Item E – If sidewalks are not being installed throughout this development and traffic would get directed to Cottage Avenue, he would at least like to see sidewalks there. Mr. Bingham suggested adding in "As approved by Borough Council".



Mr. Bingham stated that the Borough will not give up any enforcement to the H.O.A, it is a secondary body that enforces in addition to what we do.

The next course of action will be for the Borough Solicitor to do a thorough review, and then Traditions can make the changes any changes necessary according to all the comments from Planning Commission and the Borough Solicitor. Traditions will then address the changes and put them into a revised version and bring them back to the planning commission. Planning Commission will have two weeks to submit any additional comments to Mr. Bingham he will then forward all comments to Fred Wolf, Borough Solicitor for review. After Fred Wolf reviews comments, they will all be sent back to Traditions to make changes accordingly.

East Hempfield Township is going through the review process of the same amendment for this project also. When the plans come in they will be given to both municipalities at the same time. Then the review process will begin. The main plan will show everything for both municipalities and will be kept as consistent as possible.

Mr. Bingham said from a stormwater standpoint we will be looking at the water that comes into the Borough part of this property.

Currently they are working with East Hempfield to have the property in East Hempfield rezoned to R1 and going through a draft text amendment.

To keep continuity with the Borough and the Township they are trying to pass the Ordinances as soon as possible.

2. Dumpster Permit duration and fee

The Board discussed the possible need to change the fee and duration of the permit as it stands now. It was brought up by a resident that he did not need a building permit, but might need to have the dumpster on his property longer than the 60 days, and he did not want to have to pay the additional fee of \$25.00 to extend the permit for 2 weeks.

The Board decided that 74 days should be enough time to complete a project that did not require a building permit. They also felt that \$75.00 was a fair fee to cover the cost of the inspections.

3. Airport Overlay Ordinance

Mr. Bingham explained that this Ordinance will regulate how high a building can be in the Borough, and will not have any impact on what we have now nor does it affect any of the utilities. This Ordinance has been reviewed by the Borough Solicitor and his comments incorporated.

***It was moved and approved (J. Wolf /R. Buckwalter) and carried unanimously to recommend approval to Council for the Airport Overlay Ordinance***

4. Abandoned Vehicle Ordinance

Mr. Bingham explained that an Abandoned Vehicle is any motor vehicle, recreational vehicle or trailer that is found without current years registration, inspection or identification markers as required by law, has been continuously parked on public or private property for more than 10 days and is so disabled as to be unable to operate under its own power or is without one or more functioning tires. This Ordinance states it will be enforced by the Zoning Officer.

***It was moved and approved (J. Kerchner/M. Stauffer) and carried unanimously to recommend approval to Council for the Abandoned Vehicle Ordinance***

5. Peddling and Soliciting Ordinance

Mr. Bingham explained that this is an Amendment to the Ordinance that will increase the fee from \$5.00 to \$50.00, change the duration of the permit from one year to six months, and to change the violation and penalty of violation to a minimum of \$400.00 and a maximum of \$600.00 plus costs of prosecution. Mr. Bingham explained that this does not limit someone from placing literature on resident's doors, they are just not allowed to knock on the door. Each individual must have a permit. Most non-profit organizations are exempt from needing a permit.

***It was moved and approved (M. Stauffer/W. Pfautz) and carried unanimously to recommend approval to Council for the Peddling and Soliciting Ordinance***

6. Need for Drone Regulations

It was discussed and decided to wait on this. This is something that is currently regulated by the FAA.

7. Need for Air B&B

It was discussed and decided that they should be registered. The

***It was moved and approved (J. Kerchner / J. Wolf) and carried unanimously to have Michael draft a revision to the definition of a Bed and Breakfast, to include short term rentals also known as Air B&B, or VRBO.***

**Adjournment:** 9:09 p.m.

**Announcement:** Next meeting will be held June 21, 2018 at 7:00 p.m., if needed

Respectfully Submitted,  
Kim Strayer,  
Recording Secretary



**EAST PETERSBURG BOROUGH PLANNING COMMISSION  
MEETING MINUTES  
AUGUST 16, 2018**

Meeting began at 7:00 P.M.

**Roll Call:** John Schick Chairman, David Keener Vice-Chairman, Rory Buckwalter (absent), John Kerchner (absent), William Pfautz, Marvin Stauffer, John Wolf, and Zoning Officer/Borough Engineer Michael Bingham (absent)

**Approval of Minutes:**

*It was moved and seconded (J. Wolf / M. Stauffer) to approve the minutes of the May 17, 2018 meeting, D. Keener abstained from voting because he was absent from that meeting, motioned passed with a 4-0 vote by the Board*

**Visitors:** See attached sheet for full list

**Public Comments:** None

**Old Business:** None

**New Business:**

1. Updated Land Subdivision plan for Ober Property on Graystone Road  
Michael Bingham, Borough Engineer has supplied the planning commission with an addendum to the comments along with the ongoing comments.

Mr. Bill Swiernik with DMA was present to review the recently submitted updates to the plans. Mr. Swiernik said that since they last met with the Planning Commission they have been working on the comments outstanding conditions they received from Michael Bingham, Borough Engineer.

Mr. Swiernik said they are still waiting on a response from PPL regarding improvements to the right of way and for them to issue an easement agreement. Mr. Swiernik believes that they have reached a resolution and will be receiving that shortly. With the resolution there will be a new easement to identify the maintenance responsibilities and access for the existing driveway. Both parties will sign this agreement. The applicant's attorney is preparing the agreement and it will be reviewed by the property owners, and then by the Borough Solicitor.

Mr. Swiernik said that the existing driveway does not have a PennDOT permit. Several members of the Planning Commission agreed even though this driveway has been there over 20 years it may need a permit and the first 24 feet paved and this should be looked into with PennDOT. Mr. Schick explained now that Mr. Dearolf's property is being reconfigured it would need to meet the following requirement of the SALDO Ordinance which states it is a driveway on a state highway and that requires sidewalks and legal access into lots. PennDOT will need to make the decision. Now that these driveways are part of the plans there will be three driveways including the two-existing driveways and one new driveway.

Mr. Swiernik stated they are now proposing to subdivide 2 parcels; lot 13 and 14 by doing a lot add-on to Mr. Martin's property as well as a lot add-on to Mr. & Mrs. Dearolf's property, and the remaining portion would be joined to a larger portion of land that Emich and Ober own located in East Hempfield Township. With this change there will be two (2) less houses on the property being developed. The portion of these lots remaining in East Petersburg would be joined to the adjacent neighbors including the flag pole. The portion that will be located in East Hempfield

Township could be utilized for stormwater management. Mr. Swiernik stated that Mr. Bingham has reviewed this change and put his notes in the addendum to the comments that were supplied.

Mr. Swiernik said that there is a macadam walkway proposed along lots 12 through 1 and 15 to 17, therefore they prefer to have requirements for sidewalks deferred due to there is not existing adjacent sidewalks.

Mr. Swiernik explained that the applicant is more than willing to put in a signed, painted crosswalk, but PennDOT cannot allow a crosswalk at this location due to the number of pedestrian trips generated by the use are nowhere close to meeting the warrants. This information received from PennDOT was provided to Mr. Bingham.

Mr. Swiernik said he preferred not to come back to Planning Commission again and asked if the Planning Commission would make the recommendation to Council to approve the plans with the understanding the applicant will submit a formal waiver request for the sidewalks. Mr. Schick explained that a waiver to eliminate the sidewalks cannot be granted because it is already a requirement of the SALDO ordinance, but they can grant a waiver of the section to defer them to be installed until some later point in the future.

***It was moved and seconded (W. Pfautz/ M. Stauffer) with unanimous approval by the Board to recommend approval of a waiver (verbal request by DMA) to Council of SALDO Section 110-602.F.(1) to defer the installation of sidewalks, to include the pedestrian easement across the two (2) easternmost properties, and that PennDOT HOP permits be obtained for the two (2) properties.***

***It was moved and seconded (J. Wolf/ M. Stauffer) approval by the Board to recommend approval of the revised plans, (dated 7/22/18), upon satisfactorily meeting all of Arro's comments from their 8/10/18 Review Letter as well as the issues previously discussed regarding the PennDOT driveway HOP permits.***

2. *Proposed Zoning Ordinance Amendment of Article 2, Section 202; Article 3, Section 306; Section 307, Article 4; and Section 402 to permit an "Age Restricted Residential Development" Traditions of America, over 50 development, proposed zoning overlay amendment*

Traditions of America, Kenneth Wenhold, presented the updated Zoning Ordinance and pointed out the changes and additions that have been made according to the requests of the Borough Engineer; Page 3, Section 5, SALDO was removed; C.5 edge of sidewalk or curb changed from 12 ft. to 18ft; Page 4 changed to development connected to public sewer; Section E regarding sidewalks, added verbiage as approved by Council. Mr. Wenhold explained that the terms of the project have not changed. Mr. Wenhold said that East Hempfield has recently enacted the same ordinance for the larger part of the development and it is consistent with what is being proposed in this ordinance. They are now moving ahead in the process with land development for the East Hempfield portion of the development. They are trying to keep the process moving along for both portions of the project as close as possible to keep things cohesive.

***It was moved and seconded (J. Wolf/ M. Stauffer) to recommend approval to Council of the Proposed Zoning Ordinance Amendment of Article 2, Section 202; Article 3, Section 306; Section 307, Article 4; and Section 402 to permit an "Age Restricted Residential Development" Traditions of America, over 50 development, proposed zoning overlay amendment, J. Schick abstained from voting because he is employed by Rettew the company representing the client on this project, motion passed with a 4-0 vote by the Board***

3. *Air B&B - Need for Ordinance discussion*

The Board discussed the possible need to make changes – need to check with Borough Engineer to see where he stands on this.

4. Parking on Grass- Need for Ordinance discussion

The Board discussed ways to control vehicles being parked on the grass. This is a situation that can get out of control with numerous vehicles being kept on someone's property. Other municipalities have enacted ordinances to help regulate this. Mr. Schick explained that it is important to keep a balance and not penalize someone who is just having a get together at their home and needs some extra parking for a few hours.

**Adjournment:** 9:09 p.m.

**Announcement:** Next meeting will be held September 20, 2018 at 7:00 p.m., if needed

Respectfully Submitted,  
Kim Strayer,  
Recording Secretary



**EAST PETERSBURG BOROUGH PLANNING COMMISSION  
MEETING MINUTES  
SEPTEMBER 20, 2018**

Meeting began at 7:00 P.M.

**Roll Call:** John Schick Chairman, David Keener Vice-Chairman, Rory Buckwalter, John Kerchner, William Pfautz, Marvin Stauffer, John Wolf, and Zoning Officer/Borough Engineer Michael Bingham

**Approval of Minutes:**

*It was moved and seconded (W. Pfautz / J. Wolf) to approve the minutes of the August 16, 2018 meeting, R. Buckwalter abstained from voting because he was absent from that meeting, motioned passed with a 6-0 vote by the Board*

**Visitors:** See attached sheet for full list

**Public Comments:** None

**Old Business:** None

**New Business:**

1. Demolition Application submitted by Wee Care Day School for an accessory building on property

Larry Prescott, with Professional Design and Construction, Inc. explained that the owner of the property located at 1575 State Street is proposing to demolish the barn structure and rebuild a school age center to be part of the Wee Care Day School for additional students.

Mr. Prescott explained that the existing barn is three (3) stories with stone, and the first floor is 5 ft above finished grade, basement is 2 ½ ft below grade with a second floor above. Mr. Prescott explained that they ran into a lot of challenges with the original plan of trying to convert this structure into commercial use and/or using for the school. According to the handicap codes and the commercial industry requirements, the ramp would have been required to be 60 ft. long for handicap accessibility. The column spacing, and sagging was also an issue. As shown in the pictures submitted, the siding that was recently put on the building continues to fall off because the nails will not hold in the rotted wood on the building. Mr. Prescott explained that because the building is in such disrepair, the cost to repair the building would be very expensive. Therefore, the plan is to tear the building down and create a new, wide open structure keeping with the same aesthetic of the barn, but with modern standards.

Mr. Prescott explained first they will tear the barn down and salvage all the wood, so it can be re-used and recycled by a salvage company. The stone foundations will then be knocked down to grade level, fill in the basement level and put a new slab right on top of the old foundation, therefore the foot print will stay the same. By making the ground level the accessibility issues are eliminated and ramps will not be needed.

Mr. Prescott said the plan is to tie the look of the new building that will be built with the look of the existing Wee Care Day School building. The new structure will be built to create mainly a wide-open space with high ceilings that can be separated into two classrooms. There will also be a secure lobby for dropping off students, an office, bathrooms, and some storage. Outside will be a play area and a sidewalk that connects to the main building.

Mr. Prescott explained that the previously approved Land Development Plan for 1575 State Street is currently less than five years old, so these plans are being submitted for this property. The original plans show the building being used with the current 3 floors consisting of 8,500 square feet of usage. The new building be reduced to 2,400 sq. ft. of usage. The parking was previously 17 parking spaces based on the current building size, but with the reduction in size of the new building only 10 spaces are required. Stormwater was also calculated based on the old building size, so this will not change because the new building is going to have the same footprint and be built on top of the old foundation walls.

Mr. Prescott said they are asking for approval to demolish the old barn and rebuild a new school age center and a waiver of any new Land Development plans.

Michael Bingham, Borough Engineer said that the East Petersburg Historical Society had no opposition to having the barn demolished, Mr. Bingham does not see an issue with the demolition either. Mr. Bingham also stated that because of the recent Land Development plan and the fact that the foot print will not change he has no objection to granting the waiver. A minor stormwater plan will be needed for E&S control.

Mr. Kerchner asked if the work gets delayed and it goes past the 5-year mark could the SALDO plan be extended. Mr. Bingham said that there should be some sort of time frame given for them to move forward on this.

***It was moved and seconded (J. Kerchner/ R. Buckwalter) with unanimous approval by the Board to recommend approval of the demolition application submitted by Wee Care Day School for the barn***

***It was moved and seconded (J. Kerchener/ R. Buckwalter) with unanimous approval by the Board to recommend approval of the waiver of chapter 110 of the Subdivision and Land Development Ordinance, requiring Land Development Plan for the building addition at the Wee Care Day School, with the condition of allowing Wee Care 18 months to obtain permits***

**Adjournment:** 7:24 p.m.

**Announcement:** Next meeting will be held October 18, 2018 at 7:00 p.m., if needed

Respectfully Submitted,  
Kim Strayer,  
Recording Secretary