

January 11, 2010 Planning Commission Meeting Cancelled

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
MINUTES
February 1, 2010**

Members Present: Ken Johnson Bob Marshall
 Mary Dresser Shelby Nauman

Others Present:

Lisa M. Boyd, Borough Manager	May Gaynor
Tara Hitchens, LCPC	Lee Potts
Dennis Gehringer	Steve Smoker

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Ken Johnson called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped to assist in the preparation of the minutes.

CITIZEN COMMENTS: May Gaynor stated that she had reviewed the draft presented by Dennis Gehringer and was in favor of the entrance to the town signage and questioned some other sections.

MINUTES OF DECEMBER 7, 2009: A motion was made by Mary Dresser, seconded by Bob Marshall and passed unanimously to approve the minutes of the December 7, 2009 meeting as printed.

CONTINUED DISCUSSION OF GATEWAY NORTH/PERFORMANCE STANDARDS:

Dennis Gehringer was in attendance and reviewed the draft of the Overlay District that he had previously presented to Borough Council. Mr. Gehringer reviewed the draft and noted that he pursued an overlay zone because of the existing structures and uses. He stated that the overlay zone provides a mix of development standards which creates a gateway in the Borough. He added that there are not a whole lot of new uses in the overlay district but rather uses an approach to permitting the uses. He stated that the overlay zone is to create a village appearance with parking behind the businesses with architectural and landscape options to take advantage of incentives.

Drive-throughs were discussed and Mr. Gehringer noted that there are already drive-throughs in the area and stated that in the proposed overlay zone, drive-throughs would be located to the rear of buildings so they would not be a street exposure.

Mr. Gehringer stated that the proposed parking space size may be smaller than what is in the zone now but it is the direction that planners are going to reduce asphalt.

The draft also includes lighting and signage standards.

Shelby Nauman asked how it would be enforced. Mr. Gehringer stated that with the overlay zone, the standards avoid special exceptions and conditional uses. Mr. Gehringer stated that there are such incentives in this ordinance and such prohibition in our existing zoning. He stated

that our existing zoning prohibits shopping centers so that eliminates the possibility of putting a single building which houses multiple uses.

The properties to include in the overlay zone were discussed.

Mary Dresser and Bob Marshall stated that the document provides for a great starting point. Mary Dresser noted that Route 896 was not designed to be a street that could be crossed and emphasized that this overlay zone should not take the place of our town center. Dennis Gehringer stated that each side of the road is proposed to have internal walkability but that crossing the road to get to the other parcel which is separately owned will be by vehicle. He noted that sidewalks are along the bypass as well as crosswalks. Mary Dresser asked if the proposal has enough incentives because she would approve uses such as a supermarket and a drive-through if they didn't look like a supermarket and a drive-through. She noted that buildings should follow the style of historic Strasburg rather than adjacent buildings to have a more random appearance. Other incentives options were discussed including if items such as using impervious materials, swales in parking areas, BMP that gets water back into the ground could result in incentives such as increased impervious areas and height.

Mr. Gehringer stated that for the Historic Strasburg Inn site, they are proposing one story buildings along Historic Drive to block the parking lot in front of the building.

Shelby Nauman asked if it is necessary to add wording from another ordinance, such as Pottstown, to add clarity to the document to ensure, for example, that the correct bricks are chosen.

Dennis Gehringer stated that under the overlay zone he has proposed, the developer comes in with a design and material samples.

Ken Johnson agreed that additional language is needed in the ordinance to provide clarity on materials to be used.

Signage was discussed and it was the consensus that if there are multiple uses within a building that it would be necessary to have additional signage.

It was the consensus for members to review the document prepared by Dennis Gehringer and the design guidelines documents and forward any questions or comments to the Borough Manager by February 22, 2010.

REORGANIZATION: Bob Marshall made a motion, seconded by Mary Dresser and passed unanimously to nominate Ken Johnson as Chairman. Bob Marshall made a motion, seconded by Mary Dresser and passed unanimously to close nominations for Chairman.

Mary Dresser made a motion, seconded by Shelby Nauman and passed unanimously to nominate Bob Marshall as Vice Chairman. Mary Dresser made a motion, seconded by Shelby Nauman and passed unanimously to close nominations for Vice Chairman.

OTHER BUSINESS:

Mary Dresser asked for an update on the Charter Homes tractor trailer “billboard.” The Borough Manager stated that Charter Homes returned her call last week and she did not get a chance to return the call. She noted that they had until January 31, 2010 to remove the trailer but it is still there.

Mary Dresser added that there was a recommendation from the LCPC to add a condition that a percentage of screening should be installed at a certain point during the construction process, and that recommendation was not followed and suggested that we do this differently in the future. The Borough Manager stated that this is one of the changes that are in the current revisions to the Subdivision and Land Development Ordinance.

Mary Dresser stated that the Tree Committee met last week and set dates for the spring and fall plantings as well as for updating the inventory and that the results of the grant award will be known in March. If only a few tree requests are received, the Tree Committee plans to encourage homeowners who are in need of street trees to participate.

Mary Dresser stated that the Joint Planning Commission is working on finalizing the Official Map which they anticipate will be at a presentable form in a few months.

Ken Johnson announced that Strasburg Borough and Township received a Envision Certificate of Merit for the Route 896 Relocation Project. Mary Dresser stated that if an overlay zone is able to be established by this time next year that we should apply for that as well.

Mary Dresser asked if open space requirements could be lessened in exchange for a development more walkable by using items such as wider sidewalks because she believes sidewalks should be considered as open space in Strasburg. Tara Hitchens stated that whatever is desired should be included in the ordinance.

CITIZEN COMMENTS: None.

ADJOURNMENT: A motion was made by Bob Marshall, seconded by Shelby Nauman and passed unanimously to adjourn the meeting at 8:50 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
March 1, 2010**

Members Present: Ken Johnson Bob Marshall
 Mary Dresser Lee Potts

Others Present:

 Lisa M. Boyd, Borough Manager May Gaynor
 Tara Hitchens, LCPC

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Ken Johnson called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped to assist in the preparation of the minutes. Ken Johnson introduced the newest member, Lee Potts, who was appointed to fill an unexpired term until December 31, 2012.

CITIZEN COMMENTS: Ken Johnson stated that May Gaynor has provided a copy of the binder for February 2009 Greenscapes (Green Infrastructure Element) and the Executive Summaries. Ken Johnson stated that he would review it and then pass it onto another member. May Gaynor stated that she finds it very interesting how many documents are inter-related.

MINUTES OF FEBRUARY 1, 2010: A motion was made by Bob Marshall to approve the minutes of the February 1, 2010 meeting as printed. Mary Dresser seconded the motion. Motion carried with members Johnson, Marshall, and Dresser casting assenting votes. Member Potts abstained from voting because he was not a member at the time.

CONTINUED DISCUSSION OF GATEWAY NORTH/PERFORMANCE STANDARDS AND REVIEW OF INFORMATION SUBMITTED BY DEVELOPERS:

Ken Johnson stated that the Lancaster County Planning Commission also submitted comments and thanked Tara Hitchens for her good comments. Ken Johnson also thanked Shelby Nauman and Bob Marshall for reviewing the document and submitting their comments.

Mary Dresser stated that she would like to see more of a hierarchy of incentives established and that more objectionable uses could be restricted by having a second tier of mandated visual requirements (for uses such as the convenience store with gas, grocery store and restaurant with drive-thrus).

Ken Johnson stated that he is in favor of minimizing the drive-thru look. Mary Dresser stated that she has pictures from Freeport of a McDonalds and a Banana Republic which are designed to look like residences.

Mary Dresser also expressed her desire to have a window to wall ratio. Ken Johnson stated that more windows increase the natural light and can reduce lighting expenses.

Mary Dresser and Ken Johnson discussed the Leadership in Energy and Environmental Design (LEED) rating system and explained that there are many different categories where points can be earned that the highest rating is platinum, followed by gold, silver and certified. Ken Johnson cautioned the use of the term LEED in the ordinance so it would not be misinterpreted as LED advertising signs.

It was the consensus to include additional properties on the East side of North Decatur Street to the dentist office and the gas station on the West Side to the Borough/Township line at the North end of town. The remaining boundary of the proposed Gateway North Zone was discussed and whether or not to include the Charter Homes' property.

Mary Dresser discussed the tier incentives explaining a possibility that the first tier would be everything that is already a permitted use in the zone, the middle tier could be something that is not already a permitted use but maybe a conditional use and the third tier, the most restrictive, would be the uses that we need more control over. Mary Dresser felt that the incentives weren't strong enough. She suggested more bonuses for greater heights or greater pervious coverages (if the geology is suitable) or greater amounts of pervious materials. Tara Hitchens stated that it may be hard to enforce because there are always construction changes, something always comes up, and with a tiered system it would be harder to enforce and that it would need to be spelled out very clearly and have clear design guidelines showing what we are looking for. Tara Hitchens stated that an undesirable use can be excluded.

Mary Dresser stated that the uses that concern her are grocery store, gas station and fast food. Bob Marshall stated that he is not opposed to a chain grocery store but just needs control over how it looks and that it meets the standards we are looking for.

Tara Hitchens stated that she is unaware of a tiered system. Mary Dresser stated that possibly it would be implementing different design standards. Tara Hitchens asked how a parcel that has two different uses would be handled and how shared parking would be addressed. Following discussion, Mary Dresser stated that it may be that a master site plan would be required and Tara Hitchens suggested that we check with our Solicitor to see if it can be required. Tara Hitchens stated that a sketch plan for the remaining portions of a property is required and that it is required only to consider further subdivision, not for the development.

It was the consensus to insert the word "historic" in the standards as follows:

Historic neighborhoods, historic village theme, historic community.

Tara Hitchens stated that the exercise, gym and yoga studio use should be referred to the same thing as our current ordinance which is commercial recreation facility to have continuity of terms.

It was the consensus in the Commercial Daycare section to change the wording to consider number of "students/children."

Mary Dresser stated that she had a problem with not listing the maximum square footage for uses such as commercial recreation facilities and again the window to wall ratio for these types of uses. Mary Dresser suggested possibly having tiers and criteria for each size for both recreation facility and grocery store. Mary Dresser offered her assistance to come up with draft tier language for commercial recreation facility, grocery store and convenience store, and drive thru restaurants. Tara Hitchens suggested that when considering maximum square footages to use what size we like rather than considering the standard building size of any specific franchise.

Tara Hitchens suggested establishing site-wide issues (such as impervious coverage) separate from standards for building tier items (such as a grocery store square footage increases or decreases) because it makes it easier to calculate.

Convenience stores and gas stations – Mary Dresser stated that a maximum limit of the number of gas pumps should be included.

Mary Dresser asked if the soil geology of the area is known and if the maximum impervious surface area should be reconsidered. The Borough Manager stated that the Borough has used a geologist, Carlisle Gray, in the past. It was suggested to check the Comprehensive Plan maps.

OTHER BUSINESS: Mary Dresser stated that on Wednesday, March 3, 2010 at 1:30 P.M. at West Lampeter Township there is going to be a Heritage Byway meeting to discuss the byway program and the benefits of designation. Tara Hitchens stated that the targeted route being discussed is Route 741.

Mary Dresser also stated that the Shade Tree Committee is waiting to hear if they are the recipients of a grant and if awarded, they plan to take a new approach to locate sites for street trees by talking to specific homeowners beginning at the Square and working outward to get maximum impact.

Bob Marshall asked about the advertising trailer on Historic Drive and the Borough Manager stated that it has been removed.

The revised Hampton Inn plan with the revised parking plan will be considered at the April 5, 2010 meeting.

Mary Dresser stated that someone from Charter homes has been attempting to trim a large tree on their site but added that they need to be contacted and advised to get a professional tree trimmer because they are going to kill the tree. Mary Dresser noted that this tree is listed in a plan comment as being a tree to be saved.

CITIZEN COMMENTS: None.

ADJOURNMENT: A motion was made by Bob Marshall, seconded by Mary Dresser and passed unanimously to adjourn the meeting at 9:10 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
April 5, 2010**

Members Present: Ken Johnson Bob Marshall
 Mary Dresser Lee Potts
 Shelby Nauman

Others Present:

 Lisa M. Boyd, Borough Manager May Gaynor
 Tara Hitchens, LCPC Dennis Gehringer

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Ken Johnson called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped to assist in the preparation of the minutes.

CITIZEN COMMENTS: May Gaynor stated that she had previously expressed concerns regarding the Gateway North Zone and added an additional concern regarding drive-throughs. She stated that these had been discussed at length at citizens meetings years ago and wanted to express some of the concerns expressed at that time regarding drive-through restaurants because of the pollution from idling cars, the increased traffic and the concern of pass-through traffic littering.

May Gaynor also reminded the members of the Urban Enhancement Funds that are available through the County and previously-discussed projects included Square improvements and the triangle at the Swan Hotel. She suggested possibly getting ready for these projects by having the engineering completed so we would be ready to apply for grants in the future. The Borough Manager stated that she did contact the County and was advised that these funds would not be for anything traffic related and rather suggested LATS grants. Tara Hitchens confirmed that the Commissioners did not want to fund traffic, engineering or recreation projects. May Gaynor suggested providing a plan for the Swan Hotel intersection to Tara Hitchens for her to review for funding opportunities and also mentioned entrance signage as a possible project. The Borough Manager stated that she has been made aware of a "Way Finding" program which may be of assistance for the sign project.

The Borough Manager stated that she is investigating entrance signage which members stated could be used for other local organizations to add their information onto such as the Sertoma and Lions Club.

MINUTES OF MARCH 1, 2010: A motion was made by Bob Marshall, seconded by Lee Potts and passed unanimously to approve the minutes of the March 1, 2010 meeting as printed.

44 STRASBURG ASSOCIATES – HAMPTON INN REVISED PLAN: Dennis Gehringer was in attendance and stated that the operator for the Fireside Tavern approached the owners and asked for additional parking because they are planning to relocate their banquet entrance and that this revised plan is only for the additional parking area. Mr. Gehringer stated that this plan also requests two stormwater waivers which are supported by the Borough Engineer. Mr. Gehringer

explained that the one waiver is to not redo the soil sampling at this site and using the soil sample test results from the other two basins which are close by and are the same. He stated that the soil sample results were accepted by the Conservation District. The second waiver deals with transferring detention from one watershed to another which happens because the existing site drain through the parking lot runs from the west to the east. Their grading plan captures water from the new parking into a basin and into the stormwater system that ties into the pipe on Historic Drive and gets back into the same drainage way on the other side of the site. He stated that the system has capacity to handle the water and the change in flow direction goes back to its initial watershed before it leaves the property. Mr. Gehringer stated that the conditions cited by the Engineer are the same issues they had previously accepted.

Mr. Gehringer stated that they will be bringing a minor issue to Borough Council relating to one of their conditions regarding sidewalk grading. He explained that there is a sidewalk proposed along Historic Drive that is required to be built and provide easement rights to the Borough. The problem arises in that part of the agreement for the easement states that the sidewalk can be used for walking and roller skating and other type uses. Mr. Gehringer stated that his experience is that roller skating and other type uses are insurance concerns and walking pedestrians often step off the sidewalk to avoid them. Mr. Gehringer stated that in reviewing the Borough's Ordinance 2006-6 regulates the use of Borough property and one of its conditions is that no person shall roller skate, roller board or use skateboard on any of the paved areas on Borough property unless authorized by the Borough. He is going to encourage Borough Council to enforce that on street sidewalks as well as sidewalks in the Borough's parkland. Mr. Gehringer has posed the question of removing permission to roller skate and other uses on the sidewalk to the Borough Solicitor and is awaiting a response.

The Borough Manager stated that PennDOT is requiring the sidewalks on the bypass be out of the PennDOT right-of-way. She noted that all other sidewalks within the Borough are within the PennDOT right-of-way. There are currently no regulations regarding roller skating, bicycling, etc, under the Borough's existing sidewalk ordinance. She added that Ordinance 2006-6 was prepared for the Community Park and for property owned by the Borough or the Authority. Mr. Gehringer stated that other municipalities have regulations regarding wheeled vehicles in their sidewalk ordinance.

Ken Johnson stated that there are two double headed light poles proposed in the islands in the center of the parking lot and also two honey locust trees (which can reach 50+ feet in height with a good spread) directly adjacent to them. He stated that he believed this was a conflict. Ken Johnson stated that they either need to change the tree types or shift the light poles into the paved area on concrete. Mary Dresser stated that this type of tree is irregular in its shape and could accommodate this scenario better than a Maple with horizontal branching.

Additionally, Mr. Johnson stated that he was concerned with the blocking of the headlamps of cars pulling into the parking spaces along the southern portion because they will be aimed right at the new homes across the street. The buffer was questioned and Mr. Gehringer stated that the area being planted along the rear property line is a 10 foot area and that the curb is 25 feet off of the property line. They have placed sod along the rear of the hotel.

Mary Dresser asked what was the impact on the impervious surface with the addition of this parking lot? Mr. Gehringer stated that they are allowed 60% lot coverage and with this additional parking lot, they are at 45.1% lot coverage.

Mary Dresser made a motion, seconded by Lee Potts and passed unanimously to recommend Borough Council approve the two waiver requests for 44 Strasburg Associates from the Stormwater Management Ordinance from Section 307.G. Watershed Alteration and Infiltration testing Section 304B/307K with the conditions outlined in the HRG letter dated April 1, 2010.

Lee Potts made a motion, seconded by Shelby Nauman and passed unanimously to recommend Borough Council approve the revised final plan of 44 Strasburg Associates contingent upon compliance with HRG's comments, the Solicitor's comments and the LCPC comments, all plan notes and any conditions which may have been added by the Solicitor.

Mary Dresser asked where the sign was going to be located and Mr. Gehringer stated that they do not yet have a sign plan from the franchise but that he believed they would want a sign at the entrance to Historic Drive. Mr. Gehringer stated that they would most likely want a multi-use sign and since it is not specified in our Zoning Ordinance, they would have to go back to the Zoning Hearing Board for approval.

CONTINUED DISCUSSION OF GATEWAY NORTH/PERFORMANCE STANDARDS:

Lee Potts distributed information he obtained about supermarket-type stores and he thanked Tara Hitchens for her assistance. Mary Dresser's comments and Dennis Gehringer's responses to Tara Hitchens' comments were also distributed. Shelby Nauman asked Tara Hitchens if the County's review was from a historic design concept and from a variety of departments. Tara Hitchens stated that this was an informal review which is only her comments and that when we are ready for the official review it will involve other departments.

It was the consensus that the overlay zone needs to be decided upon. The Borough Manager verified that there are plan notes that restrict the main use of Charter Homes' property as either a retirement village and/or a 55+ adult community and that condition carries through to future owners and it does not revert back to commercial zoning. With this additional information, members agreed that they felt comfortable not including this parcel.

The Borough Manager stated that the solicitor agrees with Dennis Gehringer that the residential properties on North Decatur Street should not be included in the overlay zone and that Borough Council will have the overlay zone reviewed by the solicitor. Mary Dresser and Bob Marshall both agreed that the residential lots should be included because they can go by the original ordinance and are not required to comply with the overlay. Mary Dresser stated that she believed what the Planning Commission is supposed to be doing is to review Dennis Gehringer's starting point and develop a proposed document to give to Borough Council for their review which will then be sent onto the County and Solicitor for their comments.

Shelby Nauman asked if the board is agreeable with the uses in the proposed overlay. Mary Dresser stated that Borough Council wanted to include the property owners in the process so Dennis Gehringer prepared a great starting document which the Planning Commission is to then add/subtract/modify and bring to a point of what the Planning Commission has envisioned.

Dennis Gehringer stated that it is difficult to write an ordinance with multiple authors and that the same task given to other planners wouldn't come up with the same result. Mr. Gehringer stated that his draft was not to take us "over the barrel" and that he doesn't work with people like that but rather he had to argue with them to include many of the items that were needed to be included for it to work for the Borough. Mary Dresser stated that she felt it was necessary to review the document because he, the author, had other vested interests.

Mary Dresser stated that she didn't believe there were enough incentives and that a sliding scale of incentives related to different percentages of items such as impervious surface or heights so that the incentives were targeted at some of the uses not presently in any of the underlying zoning districts.

Bob Marshall stated that he felt that the Charter Homes' property should be included in the zone but if the other members were satisfied with the zoning restrictions, he was ok with removing it. The remainder of the members were agreeable with not including the Charter Homes' property.

Bob Marshall added that he does believe that the 12 properties on North Decatur Street should be included and that only four of them are residential. Shelby Nauman stated that she is agreeable if the owners are notified which it was stated that they will be.

The industrial site was discussed and it was noted that it does not front on North Decatur Street. It was the consensus to include all three parcels owned by the Amish Lantern Motel.

Mary Dresser's suggestion to include the word "historic" wherever possible was discussed.

Usages were discussed and Mary Dresser stated that she provided suggested uses in her submitted comments but also stated that another approach would be to use conditional use approvals for those uses not presently allowed in the underlying zoning districts.

Shelby Nauman stated that she is uncomfortable with the tier system because it seems complicated and difficult to monitor, but she is unfamiliar with that and may feel differently if it works in another community.

Determining the impervious coverage for a property with multiple uses was discussed as well as shared parking. Dennis Gehringer stated that shared parking happens all the time with leased parcels with multiple users. Mr. Gehringer added that he believes it would be difficult to use the lot coverage incentive with regulating uses to which Shelby Nauman agreed. Mary Dresser stated that making the base lot coverage lower so it is automatically desired to comply with the incentives such as design standards. Mary Dresser asked for suggestions on how to make uses that have been historically discussed as undesirable (such as drive-throughs, grocery store, and shopping centers) more palatable. Shelby Nauman suggested that architectural standards and LEED standards could be used but not lot coverage.

Shelby Nauman asked what the next step would be so that work could be done between meetings. Tara Hitchens stated that she is unable to attend the next two meetings but is willing to contribute information for use at the meetings. Bob Marshall stated that reviewing the original document should be completed at the next few meetings and it was the consensus of the

members that this is the correct next step instead of being sidetracked. It was the consensus to review the original document up to 211.6 (not including) for the May 3, 2010 meeting.

Shelby Nauman stated that she felt that what was tailored for Strasburg met some of the goals in the comprehensive plan and cautioned members against looking too much at other communities' documents because this document is already geared toward us.

OTHER BUSINESS: Ken Johnson stated that the Lancaster County Workforce Investment Board is hosting a tour around Lancaster County focusing on center of excellence and renewable energy on April 22, 2010 beginning at the Farm and Home Center on Arcadia Road.

Mary Dresser stated that she received information which states that Strasburg has 3.6 residential lots per acre and comparing that to other residential streets, that is pretty low. Ken Johnson stated that typically Strasburg's lots are deep.

Mary Dresser also reported that the Tree Committee is doing a cleanup of the Square on April 10, 2010 and that additional volunteers are always needed.

CITIZEN COMMENTS: None.

ADJOURNMENT: A motion was made by Lee Potts, seconded by Bob Marshall and passed unanimously to adjourn the meeting at 9:17 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
May 3, 2010**

Members Present: Ken Johnson Bob Marshall Mary Dresser

Others Present:

Lisa M. Boyd, Borough Manager
Mike Sollenberger
Don Bachman

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Ken Johnson called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped to assist in the preparation of the minutes.

CITIZEN COMMENTS: Mike Sollenberger was in attendance and clarified that he is only representing himself and wanted to attend to hopefully get the Gateway North Overlay Zone headed in the right direction. He noted that it has been going on longer than anyone ever envisioned and that Council has the impression that the Planning Commission may be dragging their feet.

Mary Dresser stated that properties located within this proposed zone may be developed either according to the provisions of the underlying zone (C-2) OR under the provisions of the Gateway North Overlay Zone, and that the underlying C-2 Zone has a large list of permitted uses which the developer could have already chosen to begin developing. She added that she believed the whole purpose behind this overlay is to try to have regulations for some not currently permitted uses to make them look less like anywhere USA and more to amplify the historic character of Strasburg. Mary Dresser expressed her concern that the draft Gateway North Overlay Zone has many uses which were changed from conditional use or special exception to permitted uses.

Mike Sollenberger and Ken Johnson stated that as part of their Master Planner course, they visited the Kentlands in Maryland and that is the look that the Planning Commission was seeking. Ken Johnson stated that an attempt was also made on Fruitville Pike and in Mount Joy. Mike Sollenberger acknowledged that the Planning Commission is in a difficult position of utilizing the draft document provided by a planner working for the developer and recognizes that they need to look out for the Borough's interests. He added that the ideal situation would have been the Borough's ability to hire a professional consultant to aid in the writing of this document but that due to financial constraints that is not possible. He added that Council is in favor of the commercial development which will increase our tax base.

Bob Marshall stated that he was offended by the language in the letter and added that the Planning Commission has only had this draft document to review since December 2009 and that the Planning Commission has not been dragging their feet. He added that if a quick review was Council's desire, that possibly they could have set a deadline for the Planning Commission's comments. Mary Dresser added that the majority of last month's meeting was spent reviewing Dennis Gehringer's comments to the March 1, 2010 Planning Commission review.

Mike Sollenberger asked about the status of the updates to the Subdivision and Land Development Ordinance to which the Borough Manager stated is going to Council for approval to advertise the ordinance amendments. It was questioned if Borough Council possibly had the two updates confused noting that the SALDO updates have been being reviewed by the Solicitor for about five months.

It was the consensus that the line of communication between Council and the Planning Commission needs to be opened and it was suggested to schedule a joint meeting with Borough Council. Mike Sollenberger suggested the June 29, 2010 Borough Council meeting and it was the consensus of the members that in addition to the regular Planning Commission meeting on June 7th, to hold a special meeting on June 19, 2010, beginning at 9 am to review the draft document to be able to have a final draft for Council's review at the joint meeting.

MINUTES OF APRIL 5, 2010: A motion was made by Bob Marshall, seconded by Mary Dresser and passed unanimously to approve the minutes of the April 5, 2010 meeting as printed.

GATEWAY NORTH/PERFORMANCE STANDARDS: It was the consensus of the Planning Commission to make the following changes:

Where the ordinance refers to "community" or "neighborhood", to use the wording "adjacent Main Street historic neighborhood."

Page 3 (Map) – Include all of the properties beginning at the Amish Lantern Motel (including the little sliver parcel behind the motel) down to the Citgo on the West side and from the Borough line to the dentist office on the East side but not including the undeveloped future phase of Charter (because it is in perpetuity with use restrictions for an age 55 and over community).

Commercial daycare facilities – the outdoor play area was 65 square feet per individual enrolled and is proposed to be changed to 100 square feet for individual enrolled. Consensus to add Section 211.3.5.5 that says subject to current Pennsylvania Department of Education requirements.

Change 211.3.5.2 to enrollment calculated to be the largest calculated number of students (because could be for adults).

Add a Section 211.3.6.1 and utilize the wording for parking found in the Zoning Ordinance section 413.6.

Add Section 211.3.6.2 stating: copy all language from proposed 211.3.7.6 and insert here and add: at least 50% of the public space's exterior wall area facing a street shall be devoted to architectural detailing to break up a flat expanse of blank wall but no portion of the building's wall facing any street shall exceed 50 feet in continuous horizontal length in the same plane and that it reflects the surrounding historic Main Street neighborhood. It was discussed that if it is a use that would be totally against the grain to try to put additional windows, if it is a true hardship, the applicant could apply for a variance through the Zoning Hearing Board and that the intent is not to have a pole building with no windows.

Convenience store with gas station – (This was not previously a permitted use, conditional use or special exception.) Cross out the reference that it would not be located on the west side of Decatur Street.

For Section .6 add on the third line, “the planned character of the surround historic Main Street neighborhood” and rewrite to say something to the effect of “all sides of the building express architectural detail and character consistent with the adjacent Main Street historic neighborhood.”

6.2 at least 50% of the public space’s exterior wall area facing a street shall be devoted to architectural detailing to break up a flat expanse of blank wall but, no portion of the building’s wall facing any street shall exceed 50 feet in continuous horizontal length in the same plane.

Repeat intent of Section 7.6 which talks about the façade of the building that adjoins shall not derive its appearance to express corporate identity under canopies section 7.8. And add that neither Section 7.6 nor 7.8 permit lighted bands and/or tubes and/or applied bands of corporate color on the façade of the building that adjoins the public street.

Reword Section 7.9 to state that lighted tubes and/or applied bands of corporate colors are not permitted.

It was the consensus to discuss this item at a future meeting: Maximum number of gas pumps and that the County had a comment with the fuel vent setback which will be an official County comment and discussed in the future. It was also the consensus to discuss setbacks with Council at the joint meeting.

Ken Johnson stated that it is important to be careful with wording because a lot of signs are going LED.

Mary Dresser stated that she is still in favor of an ordinance with incentives and expressed her concern about the uses being changed to permitted uses and asked if the permitted uses should be separated out somehow.

OTHER BUSINESS:

Mary Dresser stated that the Tree Committee received a \$1,500 matching grant from the Pennsylvania Urban and Forestry Council. In addition to other requirements, the grant requires a Street Tree Ordinance to be adopted. She reminded the members that previously Borough Council did not like the proposed Street Tree Ordinance and since an ordinance is now a requirement of the grant, they are looking for an example of a simple tree ordinance.

Mary Dresser also suggested checking with colleges that require internships to see if there would be any planning or community government students who would be available to assist as an intern with writing ordinances. Temple, Penn State and Drexel were suggested as colleges to check with to see if they had any students in need of an internship.

CITIZEN COMMENTS: None.

ADJOURNMENT: A motion was made by Bob Marshall, seconded by Mary Dresser and passed unanimously to adjourn the meeting at 9:40 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
June 19, 2010**

Members Present: Ken Johnson Bob Marshall
 Mary Dresser Shelby Nauman

Others Present:
 Lisa M. Boyd, Borough Manager
 Carroll Lindsay
 May Gaynor

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Ken Johnson called the meeting to order at 9:00 A.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped to assist in the preparation of the minutes.

CITIZEN COMMENTS: May Gaynor suggested that a special public meeting be held to review the Gateway North Overlay zone before the Planning Commission gets into the final review stages and suggests really publicizing a meeting when they are ready for public input.

CONTINUED REVIEW AND DISCUSSION OF THE GATEWAY NORTH OVERLAY ZONE/PERFORMANCE STANDARDS: Ken Johnson stated that picking up from where we left off last meeting, the review at this meeting begins at 211.3.8. The Borough Manager stated that the square footage of the Market Basket is 16,000 square feet.

The following changes were approved by the consensus:

* Revise wording to be: Lighted bands or tubes of corporate color on the façade of a building or canopy are not permitted. 211.3.7.10 Applied bands of corporate color on the façade of a building or canopy require preapproval. (This item should be reviewed by the Solicitor.)

* Number of gas pump islands was discussed – developer would have to meet turning radius and other regulatory requirements. It was the consensus that the maximum number is 3 gas pump islands with a maximum of 2 gas pumps per island and make this its own section.

* In describing unattractive uses, change should to shall

* General note at the beginning of the document to state that ...nothing in this ordinance supercedes or annuls other current Borough Ordinances and the ordinance shall apply where the greater restriction exists, note language as read from Conflict section 105. (The Solicitor should be asked where this statement should be placed.) The section that states that the Gateway North Zone regulations rule should be reviewed and replaced with one that states that the more restrictive applies.

* Craft shop – leave as is

* 211.3.9 – Change heading to be: Exercise Gym, Martial Arts, Dance or Yoga Studio – (It was stated that these types of uses do not require membership but have an instructor.)

* Grocery store – need to set square footage and define, possibly limit square footage allowed for non-food items. The staff was asked to obtain store square footages for local grocery stores including Ferguson & Hassler and Musser's Markets. The Borough Manager will obtain additional information from other municipalities regarding grocery stores to use as a starting

point. Also discussed was the connection between grocery store and shopping centers – shopping centers require a minimum of six acres and have setbacks.

* Restaurants – ok except remove use not located on west side of Decatur Street.

* Drive throughs – have a maximum of two service windows/drive up bays and no free standing ATM kiosks.

* Sections .6 through .11 in the mini mart section and convenience store section 11.3.7.5 which regulates building location – move these to the beginning and say that this applies to everything in the overlay.

Ken Johnson stated that he recently came across a municipality that had a well written recently revised lighting section with no bleed over. He will obtain a copy and forward to all members.

The section on auditoriums and theaters may be revisited when the grocery stores section is reviewed. The next meeting should begin reviewing at 211.4.

OTHER BUSINESS: None.

CITIZEN COMMENTS: None.

ADJOURNMENT: The meeting was adjourned at 11:50 A.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
July 12, 2010**

Members Present: Ken Johnson Bob Marshall (left at 9:00 pm)
 Mary Dresser Shelby Nauman (left at 8:20 pm)
 Lee Potts

Others Present:

 Lisa M. Boyd, Borough Manager
 Tara Hitchens, LCPC
 May Gaynor

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Ken Johnson called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped to assist in the preparation of the minutes.

CITIZEN COMMENTS: May Gaynor stated that in this past Sunday's newspaper it was discussed at length about the amount of open space in a development which she believes shows that we need to make sure our developers are providing the open space. She also encouraged members to read the draft minutes from the May 24, 2010 joint meeting. May Gaynor also stated that the Hampton Inn is requesting a variance at the Zoning Hearing on July 19, 2010 for signage and that they may want to take that into consideration because of the work they are doing on the ordinances.

UPDATE ON OFFICIAL MAP: Mary Dresser stated that it is currently at the Lancaster County GIS Department and they are preparing a preliminary Official Map to be reviewed back at the Joint Planning Commission. She stated that she believed it was received well, in its preliminary form, by the Borough Council.

CONTINUED REVIEW AND DISCUSSION OF THE GATEWAY NORTH OVERLAY ZONE/PERFORMANCE STANDARDS: Ken Johnson stated that picking up from where we left off last meeting, the review at this meeting begins at 211.4.

The following changes were approved by consensus:

 * Theater/auditorium – have maximum square footage. The Borough Manager will do a survey of local theaters to find out their seating.

 * Grocery stores – a survey of local grocery store square footages was obtained by the staff. Mary Dresser stated that she still believed a maximum square footage for nonfood items was a good idea but was unable to locate another ordinance with that language to define a grocery store. Add the following definition at the beginning of the ordinance and list it as well in this section: Grocery store – any retail store selling a line of dry grocery canned goods or nonfood items plus some perishable items. Change 211.3.10 to state Grocery store/supermarket with a maximum 50,000 square feet.

 *211.3.15.2 delete

 * Delete the term cultural studio

* Mary Dresser presented a bonus point system that she received from State College and it was discussed in detail and the need to have not to exceed limits as well. The possibility of using this incentive system to apply to the entire ordinance was discussed, with lowering the permissible values. It was the consensus to obtain Borough Council's opinion on this and to only use with C-2. Ken Johnson will review this option with Jim Kiscaden to determine how to proceed.

* Setbacks – consensus to have 10 feet setbacks and to state with the exception of a grocery store as noted in this ordinance. Mary Dresser suggested setback has to be “x” number of feet from any right of way or property line. Need new definition of setback line in this ordinance or clarification thereof for the 0 setback related to the eaves or stairs since this definition wouldn't apply in this case. Add additional sentence in 211.4 that says that every portion of the building has to be outside of the setback.

* Mary Dresser suggested adding similar language as found in the Pottstown Ordinance into our design regulations to state: Borough Council reserves the right to depart from the literal interpretation of said standards in those cases in which such departure is consistent with the general purpose and intent of the chapter. Tara Hitchens suggested that this statement be included after a list of those standards which cannot ever be departed from and state something like “the following could be departed from at Borough Council's discretion.” Mary Dresser clarified that she was intending that Borough Council would be more restrictive.

* Change: 211.6 General Regulations – and maintain 6.1 and 6.2 and then have a new section after all of those and have a 211.7 to be Design Regulations and then renumbering all of those below with treatment of building facades as .1.

* Reword as written elsewhere.

* Range of wall ratio from 2:1 to 1:1

Ken Johnson stated that he will contact the Borough Council President and let him know that the Planning Commission is unable to complete the draft by the July 31, 2010 date previously agreed to.

OTHER BUSINESS: None.

CITIZEN COMMENTS: None.

ADJOURNMENT: Mary Dresser made a motion, seconded by Lee Potts and passed unanimously to adjourn the meeting at 9:20 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
August 2, 2010**

Members Present: Ken Johnson Shelby Nauman Lee Potts

Others Present:

Lisa M. Boyd, Borough Manager
Tara Hitchens, LCPC
Bill Swiernik, DMA
Stephen Smoker

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Ken Johnson called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped to assist in the preparation of the minutes.

MINUTES OF MAY 3, JUNE 16, AND JULY 12, 2010: Shelby Nauman made a motion, seconded by Lee Potts and passed unanimously to approve the minutes of May 3, June 16 and July 12, 2010 as printed.

INFORMAL REVIEW OF STRASBURG BUSINESS PLACE REVISED FINAL PLAN:

Bill Swarnik of David Miller Associates and Stephen Smoker with Northfield Partners were in attendance to informally discuss their intentions to establish a second roadway which was previously shown on a plan for Strasburg Business Place. This is the north approach to access drive "A" which is just basically bringing it out to the Township line to the property boundary. They are proposing the extension of the road to be the width that has been provided by the PennDOT improvements, a 50' right-of-way established, two driveway cuts into lots 7 and 8, extending to some degree the utilities out from under the pavement. This project involves one applicant but two landowners (Northfield Property and Glick). Mr. Smoker added that this is being done at the request of Mr. Glick because with the roadway improvements along North Decatur Street, he is having difficulty getting his trailers in and out.

The applicant explained that they are proposing to keep the temporary barricade and that the curb cut setbacks/queuing distances were established by PennDOT. The Borough Manager stated that this connecting roadway is being added to the Official Map.

The Borough Manager stated that we will be receiving comments from the Lancaster County Planning Commission, the Solicitor and the Engineer which will be reviewed at the next meeting. She also stated that if the applicant wanted that they could provide an informal presentation to Borough Council as well.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENTS –

RECOMMENDATION TO BOROUGH COUNCIL: Ken Johnson reminded the members that these are all of the modifications that have been previously reviewed and revised and comments were received from the Lancaster County Planning Commission.

Lee Potts made a motion, seconded by Shelby Nauman and passed unanimously to forward the amendments to the Subdivision and Land Development Ordinance as recommended by the Lancaster County Planning Commission as drafted to the Borough Council for enactment.

CONTINUED DISCUSSION OF GATEWAY NORTH OVERLAY

ZONE/PERFORMANCE STANDARDS: Ken Johnson provided copies of some exterior lighting information from a township in Chester County. He also provided a photograph of a drive through Wendy's in New Jersey that was built to look historic because of its proximity to a historic development but he was unable to find any ordinance in that town which required it to be built this way.

Ken Johnson stated that he reviewed the information provided last month by Mary Dresser regarding bonus point system with the Borough Council President and does not believe that this would be the best route to proceed at this time.

The Borough Manager stated that she will be compiling the changes suggested to date into one document showing added and deleted sections which will be initially reviewed by the members to verify that they were added correctly and then a draft provided to the developers.

Stephen Smoker stated that he was concerned that it was stated at previous meetings that the developers wrote the draft ordinance to suit their desires when in fact they wrote the draft ordinance after being requested to do so as a courtesy to the Borough at his expense. Mr. Smoker stated that he is not the average commercial developer and that he could have sold the corner lot several times and has turned down McDonald's because he does not like the uses proposed and has the best interests of the Borough in mind.

Ken Johnson stated that the consensus and direction from Borough Council is that we are concerned with what things look like and that items such as drive-throughs and convenience stores with gas pumps would be allowed if designed appropriately.

Ken Johnson thanked Stephen Smoker for his assistance with having the draft document prepared.

Signs were discussed and Ken Johnson expressed his concern with pylon signs considering that there are allowances for a variety of other signs. Shelby Nauman suggested reverting back to the November 2, 2009 version and to modify the language to state that the free standing pylon sign is an alternative to the free standing monument sign (because the monument sign is preferred). Ken Johnson suggested revising this section to revert back to what is already in the Ordinance because it addresses placement and all other aspects of signs but that wording to stipulate the maximum number and square footage is necessary to be either verified as being in place by the Zoning Officer or added.

Stephen Smoker stated that he will contact Dennis Gehringer and advise him that he is agreeable with the Borough using the draft document and he believes that Mr. Gehringer will also need to obtain permission from Mr. Desai.

OTHER BUSINESS: The Borough Manager reminded the members that the next meeting is Monday, September 13, 2010 because of the Labor Day Holiday.

CITIZEN COMMENTS: None.

ADJOURNMENT: Lee Potts made a motion, seconded by Shelby Nauman and passed unanimously to adjourn the meeting at 8:45 P.M.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
September 13, 2010**

Members Present: Ken Johnson Bob Marshall
Lee Potts
Shelby Nauman (left meeting at 8 pm)
Mary Dresser (left meeting at 8:15 pm)

Others Present:
Lisa M. Boyd, Borough Manager
Bill Swiernik, DMA

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Ken Johnson called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped to assist in the preparation of the minutes.

MINUTES OF AUGUST 2, 2010: Lee Potts made a motion to approve the minutes of August 2, 2010. Shelby Nauman seconded the motion. Motion carried with members Johnson, Potts and Nauman casting assenting votes. Members Dresser and Marshall abstained from voting because they were not in attendance for the meeting.

STRASBURG BUSINESS PLACE REVISED FINAL PLAN – REVIEW AND RECOMMENDATION: Ken Johnson stated that all members received the packet of information and the final comments from the Lancaster County Planning Commission. The Borough Manager stated that the final comments remained the same as the draft comments that were provided at the last meeting. Ken Johnson stated that a waiver was also submitted.

Bill Swiernik of David Miller Associates was in attendance and stated that Stephen Smoker would have liked to be in attendance as well but he is out of town. Mr. Swiernik reviewed the plan in that it is to construct a section of roadway which will set some parcels up for future development. He stated that land development plans will be coming in the future. The waiver requests are for:

Processing the plan as a final plan (Section 303)

Existing features shown on the plan (Section 402.03) – the existing features for a fair distance around the improvement have been shown on the plan and they will add the location of the gas line on the plan as well. They believe that the existing features they have shown on the plan are adequate to allow for the construction of the improvements.

Construction of sidewalks along the frontage of the road (Section 604) – they are asking to delay this until the land development plans are processed to eliminate impacting the sidewalks when those properties are developed.

Street trees (Section 613.2) - they are asking to delay this until the land development plans are processed to eliminate impacting the trees when those properties are developed.

The Borough Manager stated that the Borough Engineer has reviewed the waiver requests and recommend approval.

Mr. Swiernik stated that the plan has been revised as previously recommended by the Borough Engineer increasing the separation distance of curb cut outs from the Historic Drive intersection. Additionally, the road width is now shown as 36 feet to allow for a future center turn lane if needed.

Mary Dresser asked about the configuration in consideration of the Official Map. Mary Dresser expressed her concern that the properties could remain without street trees for many years.

Bob Marshall made a motion, seconded by Lee Potts and passed unanimously to recommend Borough Council approve the four waiver requests from Sections 303, 402.03, 604, and 613.2, all of which alternatives have been proposed and justifications provided.

Mary Dresser made a motion, seconded by Lee Potts and passed unanimously to recommend approval of the plan with conditions that all outstanding comments are satisfied.

CONTINUED DISCUSSION OF GATEWAY NORTH OVERLAY

ZONE/PERFORMANCE STANDARDS: Ken Johnson thanked Lisa Boyd for compiling all of the changes together into one document.

Discussion regarding setbacks ensued and the Borough Manager clarified that every property is still subject to all other right-of-way setbacks (such as street and gas line).

The Borough Manager forwarded the sign section to the Zoning Officer for his review. She reported that he was on vacation and at this point stated that the current sign section in the ordinance is confusing, one example being that a planned center sign is permitted in C-2 but not in C-3. The Zoning Officer will review the sign section(s) and provide his feedback at a future meeting.

Shelby Nauman stated that she believed a business should be able to have a planned center sign and individual business signs and to possibly restrict it to size per building, in order to allow people to locate the business adequately but without having too many signs. It was the consensus to not permit electronic message center signs.

Mary Dresser suggested wording that says “proposed signage that has a historic flavor.” Mary Dresser also stated that 211.6.1 and 211.6.2 should be general regulations and not removed. Mary Dresser also stated that Section 211.6.9.7 is confusing because the reference of 2:1 or 1:1 would be greater than a 10% ratio and it was the consensus to simply remove the reference to the 10%.

Bob Marshall questioned the size of the grocery store and the wording which states “unless approved by Borough Council.” It was the consensus to delete these words.

Following Tara Hitchens’ suggestions, it was the consensus to delete 211.3.7.10 and 211.3.7.11 and to renumber accordingly.

It was the consensus to add in Dennis Gehringer’s suggestion about the parking facilities that the total number of parking spaces required by Section 310 of our current ordinance may be reduced by a maximum of 20% provided such parking spaces are appropriately distributed to provide

convenient walking distance between the vehicles on each side. It was noted that the 20% parking space reduction only applies when it is a joint use.

After a thorough review of the proposed parking spaces required by use table suggested by Mr. Gehringer, it was the consensus to include them.

It was the consensus to include the following wording: when possible, offstreet loading facilities and service areas should be located away from sightlines with normal traffic flow.

OTHER BUSINESS: None.

CITIZEN COMMENTS: None.

ADJOURNMENT: Bob Marshall made a motion, seconded by Lee Potts and passed unanimously to adjourn the meeting.

Respectfully submitted,

Lisa M. Boyd
Borough Manager

October 4, 2010 - Meeting Cancelled

November 1, 2010 – Meeting Cancelled

**STRASBURG BOROUGH
PLANNING COMMISSION MINUTES
December 6, 2010**

Members Present: Ken Johnson Bob Marshall
 Lee Potts Mary Dresser

Others Present:

 Lisa M. Boyd, Borough Manager Stephen Smoker
 Dennis Gehringer B.C. Desai

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Ken Johnson called the meeting to order at 7:00 P.M., followed by the pledge to the flag. He announced that the meeting is being audiotaped to assist in the preparation of the minutes.

MINUTES OF SEPTEMBER 13, 2010: Bob Marshall made a motion, seconded by Lee Potts and passed unanimously to approve the minutes of September 13, 2010 as printed.

CONTINUED DISCUSSION OF GATEWAY NORTH OVERLAY

ZONE/PERFORMANCE STANDARDS: Ken Johnson stated that the draft gateway north overlay zone was discussed at the November 9, 2010 Borough Council meeting and apologized that he was not able to attend that meeting. He did note that he was advised that there were a few outstanding items to discuss.

Dennis Gehringer stated that this rewrite began in 2008 when there was different zoning. He added that they are concerned that the additional development costs that would be associated with the gateway north overlay zone, in addition to high utility tapping fees, would make a property undevelopable for a profit and cited that the approved Hampton Inn and Suites building is a franchise design building. Mr. Gehringer stated that his clients debated not putting any additional money into the project because they felt that they provided us with a good base ordinance. He added that it seemed that the Planning Commission was unmoved by the issues he outlined in his October letter. Some specific concerns expressed by Mr. Gehringer included: franchise canopies, only allowing two gas pumps, only two drive through lanes, grocery store size and definition.

Stephen Smoker stated that he believes the following are needed in the community: grocery store, convenience store with gas pumps, family restaurant and some type of fast food.

In response to comments expressed by the Planning Commission members stating that they felt that it was their duty to review the draft document prepared by the developers' consultant, Mr. Smoker stated that they thought they had hired a good consultant that had a good history of working with the municipality. Members of the Planning Commission stressed that the current owners have done a good job with working with the Borough but that they need to write the ordinance to protect the Borough in case the land ownership changes.

Grocery store definition was discussed and it was the consensus that they do not want the "big box" store. Stephen Smoker stated that the grocery store as it is would require several acres of

ground to accommodate the parking and stormwater. Mr. Gehringer will provide suggested language for grocery store and grocery stores that have gas pumps.

It was the consensus to change the reference to “historic neighborhood” to “historic village concept of its surroundings.”

Corporate colors - Dennis Gehringer noted that this same section appears a few times in the Ordinance and asked that each section be the same. Mary Dresser stated that it did exist separate places but that it was decided to just have it in one place. It was the consensus that the spaceship of corporate colors was not desirable and Mary Dresser stated that with the lower speed limit of the Borough that the big corporate neon tubes around the canopies and designations to get drivers’ attention were not necessary. Dennis Gehringer agreed to come up with some suggested language to reflect some needed corporate designation.

Gas pumps were discussed and Dennis Gehringer stated that he felt the minimum that would be required would be a canopy with three islands and six hoses under each island. Mr. Gehringer stated that if you limit the pumps that you back up traffic. Pumps were discussed and it was the consensus that a better wording designation is handles. The maximum number of handles still needs to be determined.

Commercial day care – Bob Marshall stated that the comment referring to “complying with current PA law” was to eliminate the need to amend this section if/when laws change but Mr. Gehringer didn’t believe it was necessary because current PA laws must always be followed. It was the consensus to remove the statement “complying with current PA law” and to leave the reference to students to cover all uses.

Commercial recreation facility parking – It was the consensus that this reference was redundant with the parking section and should be deleted.

Grocery store maximum floor area – The Planning Commission had previously agreed to increase the maximum to 55,000 square feet. After discussing the amount of land that would be required to have this size of grocery store it was the consensus to delete the maximum because the amount of land necessary to accommodate the parking lot and stormwater facilities regulate the size of the structure that can be constructed.

Window to wall ratio – Dennis Gehringer stated that he felt that the façade standards covered the goal to have a certain appearance and Stephen Smoker expressed his concern with the additional costs. Mary Dresser stated that the intent was that the square footage of a wall was to be calculated and split up to a ratio of square footage of wall to square footage of windows. Mary Dresser stated that the window to wall ratio could be replaced with architectural detailing. Dennis Gehringer stated that a grocery store has windows on the front but because of security reasons the remaining walls do not have windows.

Free standing ATM – Bob Marshall stated that their intent was not to regulate ATMs in a lobby of a bank and Ken Johnson stated that neither was a drive up lane at a bank but rather the ATM that just sits all by itself like the ATM on North Decatur Street or a free standing walk-up ATM.

Drive up – Discussion regarding drive up windows verses drive up lanes and Dennis Gehringer agreed to draft suggested language.

Signs – Ken Johnson stated that basically no changes were made except the deletion of roof signs which are up above the roofline and the clarification that electronic messaging centers are not permitted.

Mary Dresser highlighted the following incentives for developers choosing to utilize the gateway north overlay zone include increased allowable lot coverage 10% and decreased setbacks.

Dennis Gehringer stated that his draft of the overlay zone has a maximum gross floor area of 50% and with the addition of the lot coverage maximum that this gross floor area should be increased. He will research and suggest numbers to be considered by the Planning Commission.

Mr. Desai, Mr. Smoker and Mr. Gehringer were thanked for attending the meeting and for providing their input.

OTHER BUSINESS: Mary Dresser stated that the Tree Committee has three street trees that they need to find homes for. Ken Johnson and Bob Marshall suggested the possibility of having them planted at the Wesley United Methodist Church and they will check and get back to Mary Dresser.

CITIZEN COMMENTS: None.

ADJOURNMENT: Lee Potts made a motion, seconded by Bob Marshall and passed unanimously to adjourn the meeting at 9:18 p.m.

Respectfully submitted,

Lisa M. Boyd
Borough Manager