

**ABBOTTSTOWN BOROUGH PLANNING COMMISSION
MINUTES
June 13, 2006**

CALL TO ORDER – The meeting was called to order by Chairperson Becky Fengfish at 7:02 p.m. on Tuesday, June 13, 2006. Members present in addition to Becky, were Craig Peterson, Mark Leonard, and Rick Meckley. Jeannie Warner was unable to attend. Others in attendance were Tom Ladue, Borough Engineer, Toni Fenker, Secretary/Treasurer, and Warren Moore, Zoning Officer. Visitors present were Steve Rouse, William Wolfe, Laverne Gross, Mr. & Mrs. Miller, Jack Powell, and Mr. & Mrs. Shearer.

DISCUSSION ON ADAMS COUNTY REVIEW LETTER ON PROPOSED STREET LIGHTS AMENDMENT

The county recommended no requirement for on lot lights and limiting the streetlights to new intersections. Members stated that there were virtually no areas of potential development left within the borough that would have 10 lots or more. The proposed amendment would not have any effect on the pending Sutton Run development because the plans were submitted prior to enactment. Becky pointed out that the borough had already invested in the ordinance and no one knew what the future would hold and that she felt it should be passed as is. Craig made a motion to recommend to council that the proposed ordinance amendment be abandoned. Second by Mark and carried.

DISCUSSION ON ADAMS COUNTY REVIEW LETTER ON PROPOSED PROCEDURES AMENDMENT

The secretary explained that the draft ordinance sent to the county referenced the wrong section of the original ordinance and that she had drafted a revision for Council for their meeting this Thursday. Since the Commission had previously recommended approval of the amendment they decided no additional action was necessary.

APPROVAL OF MINUTES of May 9, 2006 was delayed until the members had time to review them. Mark motioned to approve. Second by Craig and carried.

DISCUSSION ON MILLER CHRONISTER PLAN

Mr. Powell indicated that they were awaiting Sewer Authority approval and would forward that as soon as it was received. All parties agreed that there was no need for Water Authority approval because the existing line met borough standards and was sufficient to service the proposed improvements. Mr. Powell presented a security estimate that included an additional 5% above the required contingency to offset Borough Engineer inspection fees. Tom pointed out that the inspection fees needed to be placed in escrow and not be in the form of a bond. He will send a formal letter of the estimated fees and the Secretary will invoice for that amount. Tom stated that his concerns regarding the storm water management addressed in his June 12, 2006 review letter and been

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clarified by the applicant's engineer and were no longer an issue. Tom recommended that Planning issue a recommendation of conditional approval to Borough Council pending the Sewer Authority approval, the receipt of the Performance Bond and an escrow payment of future engineering fees. Mark made a motion to submit that recommendation to Council. Second by Rick and carried.

**DISCUSSION ON THE PROPOSED WILLIAM WOLF SUTTON ROAD
SUBDIVISION**

Steve Rouse, contractor for Mr. Wolfe, presented an old plot plan of the property with dashed lines indicating the proposed subdivision of the existing lot into three (3) separate parcels. The members had several questions regarding the property ownership. The tax map was consulted and indicates the parcel is owned by Billy Goodin. Mr. Rouse indicated that Mr. Goodin had changed his name to William Wolf. The engineer pointed out that the R4 zoning of the property required 150 feet minimum lot width and that would prohibit more than 2 lots on the parcel. He also indicated that if public water and sewer were not available the zoning required 2 acres per lot. Mr. Rouse stated that he was in contact with both the sewer authority and York Water regarding the future availability of both. He asked if the borough would require that a modular cape cod with an unfinished 2nd floor have the second floor completed prior to issuance of a use and occupancy permit. He was told that it would not be required and that he would incur fewer inspections and fees because the modulars are delivered with certain pre-inspections. Mr. Rouse asked about setback requirements and application procedures and was told he could see the Zoning Officer regarding the setbacks and the Secretary would help with the application process.

OLD BUSINESS-

Becky reported that the borough had not received the traffic study on Sutton Run yet because it had not been completed. She also indicated that all other items of old business as listed on the agenda were being handled by the Borough Solicitor.

ADJOURNMENT –There being no further business to discuss, Rick made a motion to adjourn at 7:50pm. Second by Mark and carried.

Respectfully submitted,

**Toni Fenker, Secretary Treasurer
Abbottstown Borough Planning Commission**