

DEVELOPMENT ACTIVITIES COMMITTEE REPORT – OCTOBER 11, 2021

Members: Zimmerman, Chairman; Reinhold, Vice Chairman; Barr, Member; Dudley, Alternate; Harris, Staff

Attendees: Zimmerman, Chairman; Reinhold, Vice Chairman; Barr, Member; Dudley, Alternate; Harris, Staff; Rowe; Martin; Ressler; Thompson; McManus; 17 Guests (Teresa Caruthers, Rebecca Beres, Jane Weber, Jeff Donahue, Michael Weber, Marti Epler, Robert Sheaffer, Anthony Weinhold, Greg Martin, Alan Armstrong, Tony Zbrzezivy, Todd Shoaf, Roger Leed, Sarah Reed, Tom Matteson, Nevin Horst, John Fueher)

Committee Chair Zimmerman called the meeting to order at 7:30 PM. It was moved by Mr. Reinhold, seconded by Mr. Barr, and unanimously passed that Development Activities Committee approve their September 27, 2021 agenda.

The Development Activities Committee met on September 27, 2021, and discussed the following:

Action Items:

1. The Committee reviewed the land development plan for Horst Plumbing. The developer has been speaking with neighbors regarding the private easement. The developer would like to move forward with his plan. He has submitted a request to add an additional curb cut at the private easement/alley and is requesting approval from Council as part of the land development plan. This easement curb cut would be the third one on the property, but would be permitted under section 319-46.D(7) of the Zoning Ordinance with Council's approval. Councilman Dudley asked about the 90-degree corner where the private easement turns. The proposed retaining wall would not go back that far and won't obstruct the corner. The Committee will recommend that Borough Council approve four (4) waivers/modifications, approve the third curb cut at the private easement, and approve the plan as a final land development plan subject to inclusion of HRG comments dated August 6, 2021. This item will appear on the October Consent Agenda.
2. The Committee reviewed a sketch plan for a proposed residential subdivision in Lincoln Heights for the Richard L. Sensenig Co. The developer is planning to construct a street to connect the west stub of Lincoln Heights Avenue to the west stub of Marilyn Avenue. The plan would create lots for 24 semi-detached homes and construct 3 garages to park the roofing company trucks. A number of residents were in attendance to voice concerns over this proposed subdivision. They were concerned about the density, traffic and parking. Harris reminded the Committee that this is a sketch plan and Council will provide comments on the conceptual plan and does not need to approve or disapprove the plan at this time. The applicant needs to take the comments into account before submitting the plan for formal review and approval. The Committee will recommend that Borough Council authorize the staff to issue the sketch plan comments from HRG to the applicant at the October Council meeting. This item will appear on the October Consent Agenda.

3. The Committee reviewed a sketch plan for a proposed residential subdivision at 219 East Fulton Street. The developer is planning to subdivide the lot located at the intersection of East Fulton Street and Tricia Lane into 4 lots. The Planning Commission had sight distance concerns about the location of one of the driveways and advised the applicant to review all options to improve the sight distance. The Committee will recommend that Borough Council authorize the Staff to issue the sketch plan comments from HRG and the Planning Commission to the applicant at the October Council meeting. This item will appear on the October Consent Agenda.
4. The Committee reviewed a letter regarding 1522 Lincoln Heights Avenue. This plan is in Ephrata Township and plans to create 4 residential lots on the stub of the 1500 block of Lincoln Heights Avenue near South Charles Street. Ephrata Township asked the applicant to get comments from Ephrata Borough regarding traffic. The Planning Commission has no comments; however, since the time of the meeting a letter was received from Attorney Richard Young indicating that improvements were supposed to be made to the stub and haven't been done. The Staff would like to research the files from 1991 to see what was agreed to. This item will be tabled until next month.
5. The Committee reviewed a Memorandum of Understanding (MOU) with Millersville University. This MOU is to have the Millersville student interns catalogue properties in the CBD and Lincoln Village area. The data will be used as an economic development tool. The Committee will recommend that Borough Council authorize the President of Borough Council and Borough Secretary to execute the Memorandum of Understanding with Millersville University at the October Council meeting subject to it being in a form acceptable to the solicitor.

Discussion Items:

1. The Staff provided the Committee with information regarding recent vandalism at the Haller property. The damage includes 2 broken windows on the Mill that are original and historic windows. The house had a window broken on the porch roof and the screening around the screened-in porch has been sliced at numerous locations. The screening is destroyed. The Staff recommended boarding up all the windows on ground level and the rear porch, but the Committee is concerned about the appearance from the street. The Staff will obtain quotes for security cameras at the Haller Mill and the Haller House for the Committee's review at their next meeting.
2. The Staff reported that the cost to add a macadam path from the skate park parking lot to the skate park would be between \$3,000 and \$4,000. Since it is getting late in the season, it will be installed in the spring. This will be removed from the agenda.
3. No Zoning Hearing Board meetings were held in September so there are no decisions.
4. There are no new applications for the October Zoning Hearing Board Meeting.

Old Business Items:

1. None.

Miscellaneous Items:

1. None.