

MINUTES
DILLSBURG BOROUGH PLANNING COMMISSION MEETING
JANUARY 23, 2008

(Tape recorder malfunctioned during this meeting.)

Allen Reeves called the January meeting of the Dillsburg Borough Planning Commission to order on the above date at 7:31 PM. Planning Commission Members in attendance were Brian Radcliffe, Leon Zeiders, Paul Eurich and Joe Robinson. Also present were Borough Engineer Mike Begis, Borough Solicitor Mark Allshouse, Borough Manager Karen Deibler and Borough Secretary/Treasurer Debbi Beitzel.

The following visitor was present: Stan Jarmolenko from Hoover Engineering representing Mikos' Subdivision Plans.

The first item on the agenda was the Re-Organization to Elect Officers for Chairman and Vice Chairman. Leon Zeiders nominated Allen Reeves for Chairman. Joe Robinson seconded the nomination. There were no other nominations. – Motion Carried. Paul Eurich nominated Brian Radcliffe for Vice Chairman. Joe Robinson seconded the nomination. There were no other nominations. – Motion Carried.

The second item on the agenda was the approval of the December 19, 2007 meeting minutes. Paul Eurich indicated on page four, under new business, the tenth line, the word “inhabitable” should be “uninhabitable”. Leon Zeiders indicated on the page four, under new business, the second paragraph should be titled and the last sentence should be titled and a new paragraph. Joe Robinson moved to approve the minutes with the corrections noted. Motion was seconded by Vice Chairman Radcliffe. – Motion carried.

The third item on the agenda was the Discussion/Review of the Winfield Phase 1 Final Land Development Plans. Engineer Begis indicated Winfield representatives would not be present tonight and asked if the Planning Commission would table the plans until next month. Vice Chairman Radcliffe moved to table the plans until further action was completed by the developer. Leon Zeiders seconded the motion. – Motion Carried.

The fourth item on the agenda was the Discussion/Review of the 30 Greenbriar Lane Preliminary/Final Minor Subdivision Plans. Stan Jarmolenko indicated the Mikos' wanted to subdivide lot 3 into two lots (lots 3 & 4). Chairman Reeves asked why not leave it as one lot. Mr. Jarmolenko indicated there is a potential buyer for the house at 30 Greenbriar Lane. Chairman Reeves indicated it wasn't inhabitable. Mr. Jarmolenko stated the buyer would be fixing it up. There were several comments outstanding from KPI which were discussed. A question was asked who would be responsible for the maintenance of the driveway, if an access agreement/easement was granted. Solicitor Allshouse indicated the owner and the landlord/tenants would be responsible equally, unless otherwise stated in the

agreement. There was much discussion regarding the sharing of the driveway and parking spaces overlapping into lot 4. The Planning Commission was concern with all the variances that needed to be granted and made several solutions as to what could be done, if the variances weren't granted. Joe Robinson asked if the variances were granted and the plans were to be approved; what would happen if the structure on lot 4 burned to the ground. Solicitor Allshouse indicated the house wouldn't be allowed to be rebuilt because it wouldn't meet the required setback measurements. Vice Chairman Radcliffe moved to table the plans until March 26, 2008 and wait on the actions by the Zoning Hearing Board regarding the variances. Leon Zeiders seconded the motion. – Motion Carried.

Old Business: Joe Robinson asked what the status was on the Chestnut Hollow time extension. Manage Deibler indicated Council approved a time extension until April 21, 2008, which was the request by the developer.

Manager Deibler reminded the Committee about the NYRCP meeting being held at the Carroll Township Building on Wednesday, January 30, 2008.

New Business: There was none.

Adjournment: As there was no further business, Vice Chairman Radcliffe moved to adjourn at 8:55 PM. – Motion Carried.

Debbi L. Beitzel, Sec/Tres

cc: A. Reeves M. Allshouse
 B. Radcliffe Mayor Snyder
 J. Robinson K. Deibler, Borough Manager
 P. Eurich Council
 L. Zeiders T. Knoebel