

MINUTES  
DILLSBURG BOROUGH PLANNING COMMISSION MEETING  
FEBRUARY 27, 2008

Allen Reeves called the February meeting of the Dillsburg Borough Planning Commission to order on the above date at 7:30 PM. Planning Commission Members in attendance were Brian Radcliffe, and Paul Eurich. Also present were Borough Manager Karen Deibler and Borough Secretary/Treasurer Debbi Beitzel.

The first item on the agenda was the approval of the January 23, 2008 meeting minutes. Chairman Reeves indicated in the sixth paragraph, the fifth line down, the word “uninhabitable” should be “inhabitable”. Vice Chairman Radcliffe moved to approve the minutes with the correction noted. Motion was seconded by Paul Eurich. – Motion carried.

The second item on the agenda was the Discussion/Review of the Winfield Phase 1 Final Land Development Plans Time Extension. Chairman Reeves asked what the status was. Manager Deibler indicated all the open comments and concerns which KPI and the York County Planning Commission (YCPA) had in December still remained open. Manager Deibler stated the only update was the report from Trans Associates. She indicated the important item was Trans Associates felt there should be a 20-ft right-a-way strip adjacent to Baltimore Street in case a turning lane would be needed in the future. Chairman Reeves asked who Trans Associates represent. Manager Deibler indicated they work for KPI. Chairman Reeves asked if they were reviewing the traffic impact study. Manager Deibler stated yes. Chairman Reeves asked if the developer was aware of the need for the strip and was there any response. Manager Deibler indicated they were aware of the needed strip, but heard no response. Vice Chairman Radcliffe asked if a letter requesting a time extension was received. Manager Deibler stated it was received today. Vice Chairman Radcliffe suggested the Committee put forward a motion to recommend acceptance of the requested extension by the Borough Council conditional upon the developer first providing the Planning Commission and the Borough Council a project plan for the development showing the milestones they intend to meet in moving it forward within the time period of the extension. He felt this would put pressure on the developer to meet or not meet the extension; then the next time an extension is requested, the Planning Commission would have a reason to make a decision. Chairman Reeves asked if there was a limit in the number of extensions a developer could request. Manager Deibler indicated she didn't know. Vice Chairman Radcliffe indicated the developer is the one actually giving the extension; the Borough just has to accept/deny the request. He continued by stating the extension is usually approved, if they are showing progress. Paul Eurich asked if the thoughts of the Vice Chairman were that if the developer doesn't show any progress by May 31<sup>st</sup>, the request of another extension would be denied. Vice Chairman Radcliffe stated if by the next Council Meeting, the developer had provided a plan showing their milestones to move this forward and resolved the outstanding items, then the Borough Council could accept the extension;

otherwise the recommendation would be to reject the plan. Chairman Reeves asked if there were any serious impediments in getting the plans completed. Manager Deibler indicated she didn't think so. Discussion on some of the outstanding items. Vice Chairman Radcliffe moved for Planning Commission to recommend approval of the time extension to May 31<sup>st</sup> provided by the developer of the Winfield Development; conditional upon the developer providing a project plan to the Borough Council and the Planning Commission prior to the Council's Committee Meeting on March 4<sup>th</sup>, showing expected progress and milestones toward resolving all open items required before the Final Phase 1 Plan can be approved and if the project plan isn't received by the Borough Council, the recommendation would be to disapprove the plan. Paul Eurich seconded the motion. – Motion Carried.

Old Business: There was none.

New Business: There was none.

Adjournment: As there was no further business, Paul Eurich moved to adjourn at 7:47 PM. – Motion Carried.

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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