

MINUTES
DILLSBURG BOROUGH PLANNING COMMISSION MEETING
OCTOBER 28, 2009

The October meeting of the Dillsburg Borough Planning Commission was called to order on the above date at 7:30 PM. Planning Commission Members in attendance were Chairman Allen Reeves, Paul Eurich, and Joe Robinson. Also present were Borough Engineer Mike Begis, Borough Manager Karen Deibler and Borough Secretary/Treasurer Debbi Beitzel.

Members Brian Radcliffe and Leon Zeiders and Borough Solicitor Mark Allhouse were absent.

The following visitor was present: Joel McNaughton from the McNaughton Company.

The first item on the agenda was the approval of the March 25, 2009 meeting minutes. Chairman Reeves indicated on page six, the seventh line from the bottom, the word precede should be "proceed" and Paul Eurich indicated on page three, the third line from the bottom, the word born should be "borne". Joe Robinson moved to approve the March 25, 2009 minutes as amended. Paul Eurich seconded the motion. – Motion Carried.

The second item on the agenda was the discussion of Meadows Edge Final Subdivision Plan Phase 1. Chairman Reeves asked for an explanation as to what was happening. Engineer Begis indicated previously the Planning Commission approved the preliminary plan. Chairman Reeves agreed. Engineer Begis stated the developer has changed the phasing plan. Phase 1 now consist of only the single family dwelling which is primarily in Carroll Township; this is due to potentially having a buyer for the single family dwelling. Mr. Joel McNaughton indicated they submitted and went through the preliminary plan process for Meadows Edge with the Dillsburg Borough and Carroll Township; the developer now has approval of the preliminary plan from both entities. He stated as they have been working with Phase 1 per the old plan, various people approached them regarding the single lot. He stated it's approximately ½ acre lot fronting Gettysburg Street and located mostly in Carroll Township; a small portion of the rear yard is located in the Dillsburg Borough. Mr. McNaughton stated they have submitted the subdivision plan to the Dillsburg Borough and to Carroll Township in order to cut this lot off from the parent track. Mr. Robinson asked if Carroll Township had given approval. Mr. McNaughton stated no, the plan was submitted and they have received the first round of comments; then resubmitted the plan to them on October 21st and will go before them again in November. Chairman Reeves asked if the Planning Commission received copies of the comments from Carroll Township. Engineer Begis stated the Borough received an email from Carroll Township indicating the plan was moving forward.

Chairman Reeves asked if there would be a Phase 2 and Phase 3 for the remainder of the site. Mr. McNaughton stated yes, the updated plans clarify the new phasing. Engineer

Begis stated the Borough had received the updated plan (1 copy) approximately six weeks ago.

Mr. McNaughton indicated the market conditions in this area have been very slow the last few months; we had only a period of decent activity from July through August. He stated as they received construction cost estimates, it is becoming more difficult to support cost as the market continues to fall. We are intending to continue with the plan, but not within the foreseeable months.

Chairman Reeves asked if this lot had any utilities or any access from the other lots. Engineer Begis stated no, the only utilities would be the connection for the sewer and water from DAA to the one single dwelling.

Chairman Reeves asked if the engineer's recommendation would be to approve this. Engineer Begis stated yes, their comments support this. Engineer Begis asked if the developer had any approvals from DAA. Mr. McNaughton stated they have submitted a letter of request to waive the water and sewer feasibility studies for the single lot. The Authority has recommended waiver of the feasibility studies. Chairman Reeves asked if the adjoining houses were on public water and sewer. Mr. McNaughton stated he didn't know.

Paul Eurich asked regarding the letter from YCPC something pertaining to the driveway. He recanted his comment due to not pertaining to Dillsburg Borough. Engineer Begis stated the comments pertaining to the Dillsburg Borough have been addressed. Chairman Reeves questioned about item 4d: "All existing buildings. The aerial photograph on Sheet 3 of 17 appears to show buildings on the project site. If this photograph is an accurate representation of current conditions, then the existing buildings must be shown on the Existing Conditions Plan on Sheet 2 of 7." He asked if YCPC was referring to the old turkey farm buildings. Engineer Begis stated he didn't know what they were referring to. Mr. McNaughton indicated they have notified YCPC that the buildings have been removed several years ago.

Mr. Robinson asked Mr. McNaughton if he was looking for a final subdivision in order to deal with the one lot and due to the market the rest of the project would be delayed. Mr. McNaughton stated yes, they have submitted their general permits to the York County Conservation District. He indicated they are also trying to get all the other approvals and keep an eye on the market.

Mr. Eurich stated the preliminary plan was approved and this one lot was part of Phase 1, and asked if this would be approval of a preliminary and final plan. Engineer Begis stated no, it would just be approval of Phase 1; the developer submitted a rephrased plan and Phase 1 only includes the one lot. Chairman Reeves asked if the project now includes 3 phases. Engineer Begis stated yes.

Manager Deibler stated The Borough has talked to the Winfield people and on Friday they will be dropping off new plans with a smaller Winfield Drive width.

Mr. Robinson moved to recommend approval of the Meadows Edge Final Subdivision Plan for the amended Phase 1 pursuant to KPI's Technology's October 22nd comments being addressed. Paul Eurich seconded the motion. – Motion carried.

Old Business: There was none.

New Business:

Manager Deibler indicated the PC will meet again next month on November 18th, if the Winfield plans come in on Friday.

Paul Eurich asked about the extension for Chestnut Hollow and asked if anything was coming before the PC. Manager Deibler indicated approval was granted with conditions.

Adjournment: As there was no further business, Joe Robinson moved to adjourn at 7:52 PM. – Motion Carried.

Debbi L. Beitzel

Debbi L. Beitzel
Secretary/Treasurer

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