

MINUTES
DILLSBURG BOROUGH PLANNING COMMISSION MEETING
DECEMBER 17, 2008

The December meeting of the Dillsburg Borough Planning Commission was called to order on the above date at 7:35 PM. Planning Commission Members in attendance were Chairman Allen Reeves, Vice Chairman Brian Radcliffe, Paul Eurich, and Leon Zeiders. Also present were Borough Manager Karen Deibler and Borough Secretary/Treasurer Debbi Beitzel.

Joe Robinson was absent.

There were no visitors present.

The first item on the agenda was the approval of the November 19, 2008 meeting minutes. Paul Eurich noted the following corrections: page three, fifth line from the bottom the sentence should read "Vice" Chairman Radcliffe; page six, second full paragraph, fourth line should read Council to "approve" the waiver; page eight, ninth line right-of-way should be "right-of-way" and Leon Zeiders was the person who stated yes to the gate being parallel to the property line.

Mr. Eurich asked if anything was found researching the prior Council Meeting minutes regarding the letter dated February 20, 2002 from former Borough Manager David Witmer. Manager Deibler indicated Secretary/Treasurer Beitzel researched the minutes and nothing was found. Manager Deibler stated Solicitor Allshouse informed Mr. McNaughton he would have to follow the density requirements according to Mr. Witmer's letter. She also indicated KPI hasn't checked out the density issue yet but thought it would be OK.

Vice Chairman Radcliffe moved to approve the November 19, 2008 minutes with the noted corrections. Leon Zeiders seconded the motion. – Motion Carried.

The second item on the agenda was the Discussion/Review of the Chestnut Hollow Phase 2 time extension. Manager Deibler indicated a letter was received from the developer requesting an extension until April 14, 2009. Manager Deibler stated the developer continues to have issues with Carroll Township. Mr. Zeiders asked if the drainage issues were resolved. Manager Deibler stated yes and Engineer Knoebel was satisfied with the work being done. Vice Chairman Radcliffe moved to recommend Borough Council to accept the requested extension for the review period to April 14, 2009 for Chestnut Hollow Phase 2 development. Paul Eurich seconded the motion. – Motion carried.

The third item on the agenda was the Discussion/Review of the Winfield Development time extension. Manager Deibler indicated a request letter hasn't been received as of today. She stated Mr. Steven Quigley was contacted and asked what the status was and informed they would have to request an extension. Mr. Quigley indicated

they were waiting for Penn DOT. Manager Deibler asked if a time extension request letter was received by January 2, 2009, would the Planning Commission recommend Council to extend it. Vice Chairman Radcliffe stated he wasn't sure because it seemed that Council was close to pulling the plug on this project. Chairman Reeves asked if the developer was waiting for a response from Penn DOT. Manager Deibler stated Mr. Quigley indicated Penn DOT made them send right-of-way letters to the surrounding homeowners again and feels the neighbors should sign them. Manager Deibler stated Mr. Quigley indicated they are at the mercy of Penn DOT. Vice Chairman Radcliffe asked what happens if the neighbors don't sign the letter. Manager Deibler indicated she didn't know. Chairman Reeves indicated he would like to see the plan move forward. Manager Deibler stated this project would be a benefit to the Borough. Vice Chairman Radcliffe asked if she thought Council would entertain a request for the extension. Manager Deibler stated she didn't know. Mr. Zeiders stated if the developer moved the intersection down they would have room for the turning lane. Vice Chairman indicated it wouldn't solve any problems with Penn DOT and the Borough ordinance requires the intersection to be adjoining. Manager Deibler asked if it would go into the wetlands. Chairman Reeves stated yes. Chairman Reeves stated he would prefer to give Mr. Sealover the extension. Vice Chairman Radcliffe moved to recommend Borough Council to approve an additional extension for the Winfield Development with the condition the developer sends in a written request for an extension prior to January 2, 2009. The request should also include a detailed statement of current impediments to the developer being able to make progress on the development and the actions the developer is taking to resolve the issues; if a request for an extension isn't received prior to January 2, 2009, the Planning Commission recommends to Borough Council they disapprove and reject the plan. Leon Zeiders seconded the motion. – Motion Carried.

Old Business: There was none.

New Business: There was none.

Adjournment: As there was no further business, Leon Zeiders moved to adjourn at 7:57 PM. – Motion Carried.

Debbi L. Beitzel
Secretary/Treasurer

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