MINUTES OF A MEETING OF THE SHIPPENSBURG BOROUGH PLANNING COMMISSION

FEBRUARY 13, 2013

The regular monthly meeting of the Shippensburg Planning Commission was called to order at 7:00 p.m., by Art Berman. Members present were Elizabeth Maurer-Minnich, Roy Diehl, Joshua Diehl, Art Berman, and Frank Cressler. Also present were Bill Kick of Martin and Martin Engineering, Jennifer Rosenberry, and Donna Sommerville.

REORGANIZATION

Elizabeth Maurer-Minnich moved to nominate Art Berman as Chairperson. Nomination passed 4-0.

Frank Cressler moved to nominate Elizabeth Maurer-Minnich as Vice-Chairperson. Nomination passed 4-0.

Elizabeth Maurer-Minnich moved to nominate Donna Sommerville as Secretary. Nomination passed 4-0.

APPROVAL OF MINUTES.

Frank Cressler moved to approve the minutes of the October 10, 2012, meeting as written. Motion seconded by Roy Diehl. Motion carried unanimously.

REVIEW THE CONDITIONAL USE APPLICATION OF JENNIFER ROSENBERRY, FOR THE PROPERTY LOCATED AT 215 EAST KING STREET.

Bill Kick of Martin and Martin Engineering, reviewed the comments provided by his office with the Commission members. Mr. Kick explained that the application is appropriate for this district however, they did note that a massage room is proposed according to one of the sketches, and since that is the case there are a few things that need to be addressed. Mr. Kick went on to explain that there are some requirements for a massage therapist business such as, it may not operate between the hours of 10:00 p.m., and 6:00 a.m., it must at all times display a valid certification from National Certification Board of Therapeutic Massage and Bodywork, and massages should be administered in the area of the building which is not visible from the general public from the right-of-way. Donna Sommerville explained that Ms. Rosenberry's application has been amended to include a conditional use to have a massage therapist business. Donna went on to explain that you can have two primary uses in one business so they have amended her application to reflect the change. She went on to state that there are actually two conditional uses, one for the conversion to a business use and also for the massage

therapist business. Mr. Kick further reported that according to section 150-92, there is a long list of items that the Commission has the ability to request if they so choose. He further explained that what is most important is that the applicant provides them with enough information that they understand the use and they are comfortable that it is consistent with surrounding uses so they don't have to provide all that information but the Commission does have the ability to request it. Mr. Kick went on to state that the application should demonstrate that the required Labor and Industry approvals have been secured and it also should address the issue of off-street parking.

Ms. Rosenberry explained that she would like to convert the first floor of her property located at 215 East King Street into her existing salon that is currently located at 13 West King Street. Ms. Rosenberry provided the Commission members with drawings of the proposed layout of the new salon with the various work stations and rooms. She went on to state that they will be putting a sign on the front of the building that will be illuminated by lights. Ms. Rosenberry stated that she also has a letter from the First Church of God Annex to have permission to use their parking lot. Donna Sommerville explained that in the zoning ordinance, for existing and proposed commercial and business uses in the Neighborhood Commercial district, they are exempt from the parking regulations. Ms. Rosenberry explained that she would like to move the business so that she is able to expand it to offer manicures, pedicures, facials, and massages.

Frank Cressler moved to recommend that Borough Council approve the conditional use application of Jennifer Rosenberry, to convert the residential dwelling at 215 East King Street, Apt. A, to commercial use and to allow massage therapy. Motion seconded by Elizabeth Maurer-Minnich. Motion carried unanimously.

REVIEW OF REZONING ORDINANCE

Donna Sommerville explained that there is a parcel of land at 40 Lurgan Avenue owned by Architectural Woodsmiths, Inc., and there is a section behind Rine Village and when Rine Village was rezoned to R-4, for them to build in there it also included Architectural Woodsmith's parcel that they own and the map was changed erroneously to include their property in the R-4 Zone, so this ordinance is to correct that and change the map so that the rest of their property is zoned back to the M-1, Manufacturing. Donna further explained that Council needs a recommendation from the Planning Commission, and its also been sent to the Franklin County Planning Commission for their input. She also stated that there will then be a public hearing on March 19, 2013, to review the ordinance.

Elizabeth Maurer-Minnich moved to recommend to Borough Council that they rezone a portion of 40 Lurgan Avenue from R-4 (High Density), to M-1 (Light Manufacturing). Motion seconded by Josh Diehl. Motion carried unanimously.

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OTHER BUSINESS

Frank Cressler asked if it would be possible to get an email when there is no meeting just so he's sure he's not missing something in the mail. Donna stated she could do that for the members.

ADJOURNMENT

There being no further business, Elizabeth Maurer-Minnich moved to adjourn the meeting. Motion seconded by Roy Diehl. Motion carried unanimously. Meeting adjourned at 7:23 p.m.

Donna Sommerville

Secretary