

**MINUTES OF A MEETING OF THE
SHIPPENSBURG BOROUGH PLANNING COMMISSION**

MAY 8, 2013

The regular monthly meeting of the Shippensburg Planning Commission was called to order at 7:01 p.m., by Art Berman. Members present were Joshua Diehl, Elizabeth Maurer-Minnich, Art Berman, and Frank Cressler. Also present were Tim Cormany of Martin and Martin Engineering, Robert VanScyoc, Tim Murphy, Albert Heefner, and Donna Sommerville.

APPROVAL OF MINUTES.

Joshua Diehl moved to approve the minutes of the February 13, 2013, meeting as written. Motion seconded by Frank Cressler. Motion carried unanimously.

REVIEW THE REQUEST FOR THE BOROUGH OF SHIPPENSBURG FOR A
WAIVER OF THE PRELIMINARY PLAN FOR 115 NORTH FAYETTE STREET.

Tim Murphy of Carl Bert Surveying, explained that he is representing the Borough for the Subdivision for the property right next door that is owned by the Borough. He stated that the purpose of the plan is to subdivide the property into two lots, with Lot #1 containing the former Community Center and Lot #2 will contain the park on that property. He further explained that it is a pretty simple plan with no development being proposed since it is strictly a subdivision. Tim Cormany of Martin and Martin Engineering asked what the reason is for the split? Mr. Murphy stated that the Borough is considering options for the Community Center building which could include the possibility of selling the building or working out a cooperative development agreement which is all speculation at this point. He stated that the Borough definitely wants to keep the park portion. Tim Cormany stated that being what the plan is, which is just a simple subdivision, with no additional improvements proposed, he has no objection to the waiver request of the Preliminary Plan.

Elizabeth Maurer-Minnich moved to approve the waiver request for the Preliminary Plan for the Borough of Shippensburg, for their property located at 115 North Fayette Street. Motion seconded by Frank Cressler.

REVIEW THE FINAL SUBDIVISION PLAN OF THE BOROUGH OF
SHIPPENSBURG, 115 NORTH FAYETTE STREET.

Chairperson Berman asked if there was any additional information they would like to add from the last motion and this one? Tim Cormany stated that the only thing he

would like to share is that there was some Zoning Hearing Board activity on this property back in March to allow some setbacks and some impervious coverage requirements that go beyond what the ordinance prescribes. Tim reported that those things were granted and that is why they have moved forward to this next phase. He also stated that the only additional comments his office had were strictly getting the signatures and the DEP paperwork and everything else seems to be in order.

Frank Cressler moved to recommend that Borough Council approve the Final Subdivision Plan of the Borough of Shippensburg for their property located at 115 North Fayette Street. Motion seconded by Joshua Diehl. Motion carried unanimously.

REVIEW THE CONDITIONAL USE APPLICATION OF ALBERT HEEFNER, FOR THE PROPERTY LOCATED AT 235 EAST KING STREET.

Albert Heefner, explained that he has been a massage therapist for 13 years and a photographer for close to 4 and while it's an eclectic mix of things, he figures it is the perfect environment in a sense to help the community because holistic health is extremely important. He went on to explain that he's hoping to do a wellness center in the front and the back half would be a simple photo studio with some utility space as well.

Tim Cormany asked Donna Sommerville if the conditional use portion of this is strictly for the massage therapy portion of the business? Donna stated yes, everything else is a permitted use in the N-C, Neighborhood Commercial District.

Tim Cormany asked Mr. Heefner if he is aware of the specific requirements the Borough has adopted regarding massage therapy? Mr. Heefner stated yes, and he has put some information with his business plan with the requirements for the Board members to review. Tim stated that he did a nice job addressing all the issues on the handout. He further stated their review at Martin and Martin of the application was simply that they felt they needed to have a little more information like what he brought this evening, therefore he feels that is great and as long as Mr. Heefner understood the sections of the Borough Code that dealt with that use he would say he has addressed all the issues that Martin and Martin had.

Elizabeth Maurer-Minnich moved to recommend that Borough Council approve the Conditional Use application of Albert Heefner for the massage therapy business at 235 East King Street, provided all requirements/recommendations of Martin and Martin Engineering have been met. Motion seconded by Joshua Diehl. Motion carried unanimously.

5-813
Cont'd:

REVIEW THE CONDITIONAL USE APPLICATION OF FIELDS OF GRACE
FAMILY FELLOWSHIP, 512 WEST KING STREET.

Donna stated that the applicant is on his way from Baltimore but she has a phone number that she can call him. The Board members stated that they can review it before he gets here and maybe he will show up while they are going over it. Donna explained that she wants to make note that his conditional use application was amended because initially he was applying for a conditional use for a multi-purpose building and now also it's also a place of worship which also requires a conditional use. She further explained that according to their application there would be worship services Sunday mornings and Sunday evenings, youth group educational meetings, after school programs, etc.

Tim Cormany stated that when they reviewed it they looked at it based on the multi-purpose use but now that she mentions about the place of worship there are a couple of requirements that came up before with another applicant. One requirement being a buffer strip provided not less than 10 feet in width and planted with vegetation, etc., and he's not sure if that building has any of that going for it or not? Tim also stated that it is an existing building so that could make a difference also.

The Commission members adjourned the meeting at 7:28 p.m. to allow time for the applicant to arrive. Meeting was called back to order at 7:43 p.m.

Ralph Fisher, representing the Fields of Grace Family Fellowship, explained the that Church started from a split from another Church and they started meeting in his home for 13 weeks. Mr. Fisher stated that the Church members wanted the Church to be in Shippensburg so they searched for a location and found this property. He further explained that the goal of the Church is to reach out and give hope to people where quite often there is no hope. Mr. Fisher went on to explain that their long term goals are to provide some education for those people that they help and coach them along in life. Chairperson Berman asked if they have a core membership group? Mr. Fisher stated, yes, they have a core group that started at 40 that met at his house but it has doubled that amount. He further stated that their intention is to be a Church with normal Sunday worship services and Sunday evening prayer services, along with mid-week services, a women's group, and a youth group.

Mr. Fisher went on to explain that the dream would be to have a place for youth to come in and have something to do and offer after school homework help and assistance, etc. Tim Cormany stated that one question the Commission members had was the size of the space and is it adequate for the numbers of people they have planned for their biggest gathering which he would assume is the Sunday morning worship? Mr. Fisher explained that in the large room on the first floor the capacity is 134 chairs with two very nice size isles. He went on to explain that their plans would be that if they are ever at a size that would exceed the 134 they have a group of people that would be willing to go to the second floor to another open room and be in a more informal setting with projection on the wall from a video camera on the first floor.

Tim Cormany explained that there was a very similar application a few years back for another church that went into an existing facility on Orange Street and before he arrived they were trying to refresh their memories of what happened there. Tim stated that there are some regulations in the ordinance dealing with places of worship that require some setbacks and some buffer strips/screening. He further stated that it doesn't always make sense that it fits in when you are moving into an established building in a downtown area and those things cannot happen, but what they had to do with the last application, and would like to remain consistent, is to require that they appear before the Zoning Hearing Board to request relief from that. Tim further stated that looking at the building as it is currently he doesn't see how they could provide the required 15 ft. side setbacks on both sides. Tim also stated that it talks about a 10 ft. buffer strip that is a planted feature around the entire perimeter of the property and he doesn't think they would be able to provide that. He further stated that technically by the book, before the Commission can give them their approval they would have to appear before the Zoning Hearing Board first to seek a variance from them.

Frank Cressler moved to recommend that Borough Council approve the Conditional Use Application for Fields of Grace Family Fellowship, to occupy the building at 512 West King Street, for multi-purpose use and worship, contingent upon the Zoning Hearing Variances being granted. Motion seconded by Elizabeth Maurer-Minnich. Motion carried unanimously.

ADJOURNMENT.

There being no further business, Frank Cressler moved to adjourn the meeting. Motion seconded by Joshua Diehl. Motion carried unanimously. Meeting adjourned at 7:53 p.m.


Secretary