

OCTOBER 1, 2008
WAYNESBORO, PA 17268
SPECIAL MEETING

President Craig Newcomer called the meeting to order at 6:00 p.m. with the following in attendance:

Councilmen – Craig Newcomer, C. Harold Mumma, Ronald Martin, Charles McCammon and Benjamin Greenawalt

Borough Staff – Borough Manager Lloyd Hamberger
Head of Engineering Services Kevin Grubbs
Borough Solicitor Melissa Dively

Others – Glenn Neuhs of Spotts Stevens & McCoy

The meeting was called to discuss the proposed Joint Comprehensive Plan between the Borough and Washington Township. The planning commissions of the two communities have been meeting jointly for over 16 months, and have the plan developed with some minor revisions they will make at the next meetings of the two commissions.

Councilman Mumma noted to change Page 2-10 as follows: Lion Club to plural and add the Ruritan Club.

Councilman Martin had several suggestions as follows:

Page 2-2 - in the last paragraph, some of the business names are incorrect.

Page 2-6 - the third paragraph should be revised to note too much development will not hurt the Borough's rural character, as it is mostly developed.

Page 2-11 - the next to last paragraph regarding sewers should pertain to the Township.

Page 3-2 - there was some discussion regarding slopes in the Borough and the sentence regarding trees, but those sections were left as is.

Page 3-6 - there was some discussion regarding what is a streetscape, but no changes were recommended.

Page 3-7 - on the bullet point regarding pedestrian system to the school district, add "parking" after the phrase "pedestrian system".

Page 3-8 - check to see if trucks will be permitted to Washington Township Boulevard.

Page 3-12 - the idea of a yearly meeting was discussed and it was felt periodic meetings on the progress of the plan would be a good idea. There was some discussion on who the major stakeholders were – they include citizens, merchants, industrial firms, the Downtown Committee, the Chamber of Commerce, elected officials and other groups of the community.

Page 4-2 - Mr. Martin was concerned the tax base would be hindered if too much land was not allocated to residential use. Mr. Neuhs noted there was a study by Penn State that calculated

the cost of various development patterns, and the study noted residential areas are a “net tax loss”. Mr. Neuhs was asked to forward that study to the Council.

Page 4-6 - Item “D”, add in the Township to the end of sentence.

Page 4-7 - Item “H”, reword to “encourage” architectural facade treatments to big box units. Also, on Item “I”, reword to consider buffers not require them.

Page 4-8 - Brownfield properties, “could” not “should”.

Page 4-14 - Low density where it mentions “Conservation Zoning”, it should be reworded to note “where Conservation Zoning is adopted”.

Page 4-15 - Medium density, note in the Township when recommending Conservation Zoning.

Page 4-17 - Under Industrial Recommended Strategies, add “depending upon the site”.

Page 4-20 - New Housing Developments, add “including, but not limited to” after “can be made available”.

Page 4-27 - Shallow Setbacks, remove the sentence starting with “Distances across streets”.

Page 5-4, Figure 5-1 is an incomplete graph.

It was decided a second meeting with Mr. Neuhs will be scheduled for 6:00 p.m. on Wednesday, October 15th; and a meeting with the Township Supervisors should be scheduled.

Meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Lloyd R. Hamberger, II
Borough Secretary/Manager