

JANUARY 18, 2006  
WAYNESBORO, PA 17268

PUBLIC HEARING RE: DOWNTOWN  
BUSINESS DISTRICT ZONE

---

Council President Richard George called the public hearing of the Waynesboro Borough Council to order at 7:00 p.m. with the following in attendance:

Borough Council Members – Allen Porter, Jason Stains, Craig Newcomer, Richard George, Charles McCammon and Allen Berry

Mayor Richard Starliper

Borough Staff – Lloyd R. Hamberger, II, Borough Manager  
Mike Benshoff, Maintenance Foreman/Assistant Superintendent  
Dan Sheffler, Zoning-Code Enforcement Officer  
Kevin Grubbs, Head of Engineering Services

Mr. George stated that the purpose of this hearing was to receive input on a proposed ordinance creating a Downtown Business District Zone, including front and side yard setback requirements for new construction, to encompass the area bounded by Grant Street, Alley No. 1 North, Broad Street and Gay Street (also known as Herald Place and Alley No. 1 South), on request from the Waynesboro Planning Commission and the Downtown Design Review Committee. The hearing was duly advertised in *The Record Herald* on January 3 and January 10, 2006.

He requested anyone wishing to comment for the record to rise and he administered the oath to them.

The Borough staff was asked to give testimony first regarding advertisements, notices posted, etc.

Kevin Grubbs testified to the following:

- December 12, 2005 – Waynesboro Planning Commission, along with the Design Review Committee, reviewed amendments to the proposed zoning change. They recommended that Borough Council proceed with advertisement for the public hearing.
- December 13, 2005 – A copy of the proposed ordinance was sent to Borough Solicitor D. Lloyd Reichard for review and comment. He noted that the proposed ordinance was satisfactory.
- December 13, 2005 – A copy of the proposed ordinance was sent to the Franklin County Planning Commission. Their response was received on January 12, 2006, recommending approval.
- December 21, 2005 – Borough Council authorized advertisement for the public hearing.
- December 27, 2005 – Advertisement for public hearing delivered to *The Record Herald*. Ad published on January 3 and January 10, 2006.
- December 28, 2005 – Mailed Notice of Public Hearing to all properties within the area considered for the zoning change.

- January 9, 2006 – Posted perimeter of area for zoning change (12 signs erected).

Leroy Maxwell, Jr., President of Wayne Building. Mr. Maxwell noted that, while it may make sense to have buildings with zero-setback (along the sidewalk) along Main Street, he doesn't feel it should be required on Potomac Street (and other side streets). They are currently contemplating options for their property to the rear of the Wayne Building – including more parking or another building. This proposed change would require that a building on that property would have to be placed along the sidewalk on Potomac Street and extended the entire length of the property (which would create a major problem for the parking lot). He feels that the zoning change could be of benefit to the downtown area, but should not include properties behind those that front on Main Street (specifically on Potomac Street).

Kevin Grubbs noted that he had discussed this matter previously with Mr. Maxwell. He agreed that the property described by Mr. Maxwell could be affected by the proposed zoning change. He added that there is only one other similar property that would be affected – Biser's Furniture along Gay Street. He added that Council could change the proposed boundaries, if they so desire.

President Richard George suggested that the matter be returned to the Planning Commission, with a request for further review in light of the comments heard from Mr. Maxwell.

Kevin Grubbs explained that the Planning Commission was originally approached by the Design Review Committee to consider this change. Their intentions are to keep the arrangement of the existing buildings intact; and with the recent increased growth in the area, they felt that it should be in place as soon as possible.

B. J. Roberts, Building Manager for Wayne Building. Mr. Roberts stated that he has been actively planning for the lot to the rear of the Wayne Building. He described their concept of remodeling the existing annex, or removing it and placing a new building in the center of the lot, with parking around the perimeter. He added that it is not economical to consider a building as large as would be required to accommodate the 0-5' setback.

Having no further comments, the hearing adjourned at 7:08 p.m.

Respectfully Submitted,

Melinda S. Knott  
Administrative Assistant