

OCTOBER 18, 2006  
WAYNESBORO, PA 17268

PUBLIC HEARING RE: ORDINANCE  
ESTABLISHING A DOWNTOWN BUSINESS

---

DISTRICT

---

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, Craig Newcomer, Richard George, Charles McCammon and Allen Berry (Jason Stains was absent)

Mayor Richard Starliper was absent

Borough Staff – Lloyd R. Hamberger, II, Borough Manager  
Denny Benshoff, Maintenance Superintendent  
Dan Sheffler, Zoning-Code Enforcement Officer  
Kevin Grubbs, Head of Engineering Services  
Melissa Dively, Borough Solicitor (Salzmann Hughes, PC)

He noted that the purpose of the hearing was to take testimony on a proposed amendment to the Zoning Ordinance of the Borough of Waynesboro, providing regulations establishing a Downtown Business District and the area, yard and building requirements applicable thereof. The hearing was duly advertised in *The Record Herald* on September 25, 2006.

Those wishing to testify were asked to rise; and President George administered the oath.

Kevin Grubbs testified to the following:

- July 10, 2006 - Revised ordinance reviewed by Waynesboro Planning Commission; recommended to proceed with adoption procedure
- July 12, 2006 - Recommendation presented to Borough Council; hearing date/time set
- July 18, 2006 - Mailed copy of ordinance to Franklin County Planning Commission for review
- September 6, 2006 - Borough Council rescheduled hearing for October 18, 2006
- September 6, 2006 - Received approval from Franklin County Planning Commission
- September 25, 2006 - Perimeter of area for Downtown Business District posted with "Notice of Public Hearing"
- September 25, 2006 and October 2, 2006 - Ad ran in *The Record Herald*
- October 3, 2006 - "Notice of Public Hearing" mailed to adjoining property owners (around proposed area for Downtown Business District)

Solicitor Melissa Dively commented that she had proposed several minor changes to Addendum B (at the request of the Planning Commission), and that was one of the reasons for delay. Kevin Grubbs noted that off-street parking lots were an issue; and it was decided that they should be constructed to the rear of the properties in the Downtown Business District.

Public comments were then requested.

Ted Helm, 508 Clayton Avenue - Mr. Helm noted that he has owned property downtown for 35+ years. He understands the Borough's desire to bring business back to the area, but he suggested that many developers want to "rehab" older buildings for uses other than retail (which would increase the tax

base and provide additional jobs). He feels that Council should open their mind to uses other than retail, but eliminating setbacks will limit the possibilities for growth. He noted that larger stores will not come to downtown Waynesboro if they cannot tear down buildings and build their own stores (with setbacks for parking, etc.); and it is extremely difficult for small retail businesses to survive downtown. Mr. Helm reiterated his opposition to this proposed ordinance.

Hearing no further comments, the hearing was closed at 7:12 p.m.

Respectfully Submitted,

Melinda S. Knott  
Administrative Assistant