

JANUARY 5, 2005
WAYNESBORO, PA 17268
PUBLIC HEARING RE: REZONING - WEST
END DEVELOPMENT

Council President Charles McCammon called the public hearing to order at 7:15 p.m., with the following in attendance:

Borough Council Members – Richard George, C. Harold Mumma, John Cook, Charles McCammon and Andrew Benchoff (arrived late); Ardie Winters was absent

Mayor Louis M. Barlup, Jr.

Borough Staff – Lloyd R. Hamberger, II, Borough Manager
Daniel Sheffler, Code Enforcement Officer
D. Lloyd Reichard, II, Borough Solicitor
Kevin Grubbs, Assistant Director of Borough Engineering
Ray Shultz, Police Chief
Denny Benshoff, Maintenance Superintendent
Ron Flegel, Fire Chief

Mr. McCammon noted that the purpose of this hearing was to receive input on a proposed amendment to Ordinance No. 937, the Waynesboro Zoning Ordinance; and the hearing was advertised in conformance with the Municipalities Planning Code. He requested that those individuals wishing to comment for the record rise, and he administered the oath to them as a group. He then asked the Borough staff to begin with their testimony regarding advertisements, notices posted, etc.

Kevin Grubbs testified to the following items:

November 17 - received petition from Ronnie Martin for West End Development to change zoning from Industrial (I) to Medium Density Residential (RM); authorized by Borough Council to advertise for public hearing on January 5th

December 3 - delivered petition for zoning change to Franklin County Planning Commission for their review/comments; delivered copy to Solicitor Lloyd Reichard for review

December 13 - reviewed by Waynesboro Planning Commission (recommended approval, subject to approval by Franklin County Planning Commission)

December 20 - delivered Notice of Public Hearing (for advertisement on December 22 and 27); posted in lobby of Borough Hall

December 22 - mailed notices to property owners; posted placard along perimeter of property

January 3 - received proof of publication from Record Herald

January 4 - received response from Franklin County Planning Commission (in favor of change)

Lloyd Hamberger read a letter received from York Refrigeration Systems (a copy of the letter is attached hereto).

The public was then invited to give their comments.

1) Lori Newcomer, 28 Tritle Avenue. Ms. Newcomer noted it is her understanding that the preliminary plan utilizes Tritle and Frick Avenues as the entrance/exit for the proposed development. She questioned how the additional traffic will be handled.

2) Richard Rabold, 719 Leshner Avenue. Mr. Rabold noted he has similar concerns, as it is already difficult exiting Frick Avenue onto Main Street, and the additional traffic will only make it worse. He added that there have been several accidents at the intersection of Frick/Main in the past.

3) Allen Berry, 701 W. Main Street. Mr. Berry noted he has no problem with the potential rezoning, but is concerned about the need for traffic management on Tritle Avenue, Frick Avenue and W. Main Street.

4) Ronnie Rock, 202 Frick Avenue. Mr. Rock stated that he "hasn't seen the layout", but understands that the traffic will be entering and exiting via Frick and Tritle Avenues. He suggested that the dead-end streets from Fairmount Heights be connected to the proposed development for additional travel routes.

Borough representatives clarified that the matter at hand this evening is simply the rezoning request, and there is no plan for development before Council at this time. Councilman George assured the public that the Street Committee will review the proposed traffic patterns when the appropriate time comes.

Several additional suggestions were voiced from the public in attendance, including routing the traffic onto Route 316 and/or paving the existing alleys in the area to provide alternate routes. Another resident noted that speeding is also a major concern, and a question was raised regarding the loss of parking on one side of Tritle Avenue if the development becomes a reality.

Mr. Hamberger explained the process for approval of a Land Development Plan,

including review by several boards (Franklin County Planning Commission, Waynesboro Planning Commission and Waynesboro Borough Council). Kevin Grubbs reiterated that no Land Development Plan has been received at this point in time, therefore he has no idea what will be proposed for the area.

5) Amos Miller, 309 W. Sixth Street. Mr. Miller stated his understanding that once the property is rezoned, certain restrictions on businesses, buildings, etc. cannot be imposed. Because of the recent "Rutter's situation", the residents feel that many of their concerns should be addressed prior to approval of the rezoning request.

6) Tony Tartaglia, 8 W. Third Street. Mr. Tartaglia questioned what benefit would be seen by the Borough if this rezoning is approved. Council President McCammon noted that the Borough's tax base would be increased. Mr. Tartaglia questioned how the Borough can assume that, when they have no specific details regarding the developer's proposed plans.

A member of the public asked if the Borough have sufficient water for the proposed development. Mr. Hamberger stated that the developer would need to apply for both a water main extension and sewer main extension, and those matters would be addressed by the Waynesboro Borough Authority.

7) Anthony Berry, 701 W. Main Street. Mr. Berry noted that the Ambulance Squad's new building (which is currently under construction) will cause additional traffic for this area, and the proposed housing development will increase that traffic by approximately 180 additional vehicles. He noted his concern for children in the area, and urged Council to do what they can to make the area safer.

Hearing no further comments from the public or Council, the hearing adjourned at 7:45 p.m.

Respectfully Submitted,

Melinda S. Knott
Administrative Assistant