

# Dallastown Borough Planning Commission

Minutes: June 4th, 2012

**Case: 2012-03      Applicant: Mike Burke**

**Address: 101 E. Broad Street (map 2, parcel 0207-00)**

**Zone: I/G**

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The applicant is seeking a Special Exception from Section 307C.4 (Heavy Storage Sales and/or Service, e.g., warehouse or building material yard). The applicant is requesting approval to operate an office for internet sales along with storage, sales and shipping of inventory. Currently the unit complies with Section 307 for this zone with the one exception for a use to warehouse materials.

Mr. Burke was unavailable due to work commitments so David Keech, from Rock Real Estate, acted as his liaison to provide testimony on his behalf.

Mr. Burke currently operates two retail stores and an internet store. He is looking to utilize this property to warehouse, sell and ship a product called "Gator Skins". This is micro fabric garment sold primarily to motorcyclists, law enforcement officers, campers and other recreational enthusiasts. Primarily the "Gator Skins" product is being sold via the internet and at Mr. Burke's other retail outlets. Mr. Keech said that in addition to this product, Mr. Burke may look to add helmets and other safety equipment to his inventory in the future for this location.

Currently the unit has electrical, water and sewer services along with propane heat and ADA bathroom facilities. Parking spaces are currently marked behind the unit and they anticipate needing approximately 2-3 spaces for two employees. Operating hours were not specified but due to the nature of the business it could function at any time of the day or night. Receiving of bulk inventory would be transported by step van to the facility. Out going shipments would be handled by commercial parcel services such as United Parcel Services, Federal Express or United States Postal Services.

Planning cited the requirements of Section 623 for the I/G zone and established by Mr. Keech's testimony that in the following points:

- A. the traffic volume would not be a significant problem based on the testimony given and the business model proposed.
- B. this requirement doesn't apply to redevelopment
- C. applicant will be in compliance since inventory is susceptible to exterior variables/conditions and that all inventory would be stored within the facility at all times
- D. Saleable items are not toxic or hazardous, applicant will comply with any state regulations in regards to any such materials or supplies located on said property.

A motion was made to approve the application for the use of electronic/internet sales, with warehousing and shipping of above products with the contingency/understanding of compliance of Section 623 of the Zoning Ordinance. Vote was unanimous to approve said motion and we recommend similar adoption by the Zoning Board.

Other Business:

Members discussed the Tri-Borough Plan and it's eventual recommendation to Borough Council. General points were made regarding streamlining and standardizing ordinance requirements, development objectives and regulations across the three boroughs. Conversely, other discussion focused on how the Comp plan might translate ("trickle down") into specific ordinance's for each of the three boroughs. Furthermore, there was some discussion as to how funding would be made available for such improvements or objectives, e.g.-would specific (available) grants dictate the need(s), or would the individual needs be determined with the appropriate funding following? Obviously there are a lot of details to process but we felt that the overall merit of the plan was sound. Future additions or merging of steering committees and sub-committees would seem necessary for the proper implementation of objectives for such a wide scale project. Furthermore, implementing focus groups, presentations and briefings at strategic points in the planning process would inform residents of planning issues and allow for a review of options and obtain community input.

Nate suggested that within the implementation process he would welcome member's feedback on clarifying, removing or changing ordinances that contribute to the redundancy and perpetuation of non-essential applications relating to issues such as continuance of non-conformities, set-back requirements, etc.

A motion was made to recommend the Comprehensive Plan based on:

1. the merits of supporting multi-municipal sharing of land uses
2. it's strategies and implementation of resources

One final suggestion, if possible it may be of interest if we could find and consult any previous examples where a similar concept of a tri-borough plan has been successfully implemented. Perhaps there are other communities with similar physical, social & economic characteristics. Authors Note: I found a link to a PDF document for such a community on the outskirts of Pittsburgh, PA. which might be of some interest. The link is: [http://www.enjoybellevue.org/Tri-Boro\\_Comp\\_Plan\\_6-7-04.s.pdf](http://www.enjoybellevue.org/Tri-Boro_Comp_Plan_6-7-04.s.pdf)

A motion was made to reorganize the officers for the 2012 Planning Commission. The motion was for a continuance of Susan Sprague as President/Chairman. Doug Miller to assume the position of Vice-President/Vice-Chairman and Leigh-Ann Stambaugh to act as Secretary. The motion was seconded and approved unanimously by the members of the Planning Commission.

Attendance: Susan Sprague- Chairman  
Doug Miller- Secretary  
Edward Coyeman  
Leigh-Ann Stambaugh  
George McCallum

Other: Nate Taggart, Planning & Zoning

Prepared by: Doug Miller

