

**Dallastown Borough Planning Commission  
Minutes: November 4, 2013**

The meeting was called to order at 6:58 pm.

Introductions were made and attendees were advised that minutes are being taken of this meeting. The Planning Commission is a recommending body, making recommendations to the Zoning Hearing Board for their consideration. We have copies of the applications.

Case:           **2013-03**  
Applicant:   **Kelsey Rebert/L. Brittney Russell, 105 Poplar St., Manchester, PA  
17345/327 Greendale Rd., York, PA 17403**  
Address:      **125 N. Park St., Dallastown, PA 17313  
(Tax Map 03, Parcel 0194)**  
Zoned:         **I-G**

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In attendance were both Co-Applicants:

- Kelsey Rebert, 105 Poplar St., Manchester, PA 17345
- Brittney Russell, 327 Greendale Road, York, PA 17403

Applicants were asked to describe their plans. They are requesting a variance from Section 307B (Industrial Zone – Uses by Right) to operate a Cross-Fit facility/strength and conditioning gym on the property. The property in question is located at 125 N. Park St., Dallastown, PA 17313, Tax Map 03, Parcel 0194, in the I-G Zone. The property is owned by Glen Rexroth, PO Box 98, Dallastown, PA 17313.

Ms. Rebert indicated that they're interested in bringing cross-fit to Dallastown. In cross-fit, there is very little machine work, it's a minimalistic approach to physical fitness. Both have their level 1 cross-fit certifications. Ms. Rebert has been doing it for 4 years and is a RN at York Hospital and has a background in both physical fitness and medicine. They are proposing putting the facility in at this location because of the high ceilings and off-street parking – to contribute to the community, fund-raising and supporting the area and sports teams. Ms. Sprague indicated that she has seen the cross-fit location at Kingston Square where there is little equipment. Ms. Russell said that there are 7,000 cross-fit locations worldwide and you can plan a vacation around them since they are so broad. There are cross-fit games (like the Olympics) and its gone mainstream in last 7-10 years. They've both been in cross-fit for 4 years. Ms. Russell has been training for 10 years. There is a lot of buzz about it and they are excited about it. Ms. Rebert indicated that they work with people of all ages and there is a cross-fit family as well.

The applicants were asked what hours they would be operating. Ms. Rebert responded that there will be an early morning class likely from 5:30 to 6:00 am and they will operate no later than 8:00 pm. She added that classes/sessions are by appointment, and it isn't a

walk-in environment, they are structured. Ms. Russell said it's universally scalable and flexible and they can tailor workouts to fit all, despite their needs. Ms. Sprague asked how big the classes are. Applicants responded no more than 15 per coach are permitted and they will have 2 coaches available. It's an hour of fun and exercise. They would like to have classes of up to 30, or to make more class times available. Mr. Miller asked about the facility and whether any modifications are planned. Ms. Russell responded that they may need to add a shower, but they don't currently anticipate it. There is a fire/sprinkler system in place. They plan to install a pull-up rig inside and Mr. Rexroth (owner) would like to come inspect it. They will have someone else do that installation (a professional). Mr. Miller observed that they both have their own LLC's and asked if they will have a separate joint LLC. Applicants responded that yes, they will operate a separate, joint LLC for this endeavor. A panelist asked about running separate classes at the same time and Ms. Russell said that it could be done in her opinion.

Ms. Sprague suggested having parking plan and pictures of the premises for the Zoning Hearing Board meeting. She recalls a similar request coming through about a year ago. The panel reviewed the sections of the code. Applicants were asked if they know how many parking spaces are available. They replied that the parking lot is huge and there are a few tractor trailers parked there now, and there should be plenty of parking for their needs. They believe the landlord is storing them there since the facility has been vacant. Mr. Miller suggested that they be sure to present the number of parking spaces available to the Zoning Hearing Board. Ms. Russell said that some of the spaces are marked off in the middle of the lot. Ms. Sprague added that it will be a question at the Zoning Hearing Board since there is not a lot of parking in the Borough. It will need to be striped/painted. Mr. Miller asked for clarification of the planned class periods. Applicants answered that they will offer 1-hour classes and added that their 1-year projection is 100 clients. They will likely start with about 10 and grow from there. They will operate with unusual hours, staggered around work hours and client/attendee availability. Ms. Russell indicated that roughly 6-8 hours are spent in the gym. They won't have peak hours like Gold's Gym - that will never happen (unless there's a clinic on the weekend). Mr. Miller asked Mr. Garabedian if he will mark it up to verify the square footage of the property, which he agreed to do.

Ms. Sprague asked what kind of signage applicants plan to display. They replied that a sign over the door is most likely. It's a word-of-mouth establishment. They will use Facebook promotion and perhaps a lawn sign to point to the business. Mr. Miller asked if it is a membership-based gym and asked if membership would be transferable. Applicants clarified that you could train anywhere, but your membership does not transfer. You would pay a drop-in fee to visit a different facility. They added that they do have some teachers that move around and have punch cards, which are an option based on unique needs.

Panel Discussion - There are no physical changes being made, so it may not be a variance, but a special exception. Is it a recreational establishment? No - it's a variance of Section 307C because indoor recreation establishment is not listed in the Ordinance. Minimum lot is 15,000 sq. ft - the facility is 8,750 sq. ft., but it is just a portion of the building, so this

wouldn't apply. They aren't proposing to build/add anything. They will need a site plan and striping for the parking area.

Ms. Sprague asked for a recommendation.

Mr. Miller moved that we recommend approval of a variance for 307C, use by special exception, for the purpose of a cross-fit facility with the stipulation that the Zoning & Codes Officer will map the area and get dimensions to get a fair assessment of spaces the lot will hold in correlation to class sizes to propose before the Zoning Hearing Board, to fall into a variance of 408B under Other Recreational Establishments and use that as the basis for the parking requirements. Seconded by Ms. Stambaugh. Motion carried unanimously.

Case: **2013-04**  
Applicant: **Make Do, LLC, 121 S. Walnut St., Dallastown, PA 17313**  
Address: **18 E. Main St., Dallastown, PA 17313**  
**(Tax Map 03, Parcel 0194)**  
Zoned: **I-G**

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Applicant is requesting a variance from Section 407E (Illumination of Signs), 408B (Spaces Required) and a Special Exception from Section 305 (Commercial-Shopping Zone-Uses by Right). The applicant is seeking approval to operate Graphix Lot, a screen printing company, on the property. The property in question is located at 18 E. Main St., Dallastown, PA 17313, Tax Map 03, Parcel 0350, in the C-S Zone. The property is owned by Make Do LLC, 121 S. Walnut Street, Dallastown, PA 17313.

In attendance: Make Do, LLC, applicant.

Mr. Miller created Make Do LLC, under which the property will lease to the screen printing company, The Graphix Loft, and he identified the possible second use for long-term storage to help with expenses. Make Do, LLC shared a drawing of the property being discussed. The green area on the drawing is adjacent to Main Street (for reference). He is looking for a special exception for use by right. There is a retail store shop in Section 305B10 (Uses by Right), retail store or shop is listed as a use by right. Sections D-E refer to the building and setbacks, which defines the requirements as: Minimum lot area is 8,000 sq. ft., the minimum lot width is 80 ft., the front setback is 15 ft., each side setback is 10 ft., and the rear setback is 20 ft. Make Do, LLC added that he is not proposing any changes, but wonders whether stipulations will be grandfathered in. Ms. Sprague stated that since the property is not being expanded or changed and if you can't fix it, it must be grandfathered in.

Make Do, LLC went to Section 407E – Illumination of Signs and indicated that there may be concern about the illumination of signage, though the signage is existing (the movie theater marquis) and he would like to continue its use to advertise the business, website, phone

number, and perhaps a promotion. He may want to remove the “Dallas” portion of the signage and possibly add something to the top of the existing marquis. He stated that he would like to maintain the look and feel of the inside of the building and preserve some of the heritage of the building. It was suggested that Make Do,LLC consider contacting the Dallastown Historical Society about the Dallas sign.

Discussion moved to the interior of the property. Make Do,LLC said that he may need to add concrete to the manufacturing area flooring to correct the slope to create a level manufacturing floor. Section 408B requires a minimum of parking for a business and there are no parking spaces behind the building. Make Do,LLC added that employees could park at his residence and clients would likely park out front in metered parking. 409A states “Any building erected, converted or enlarged for any non-residential use shall provide adequate off-street areas for loading and unloading of vehicles.” The biggest challenge will be a loading spot for large deliveries. Make Do,LLC may be able to work out space with a neighboring property for this purpose.

It was observed that retail is a use by right, though manufacturing is not. Make Do,LLC interjected that it’s very light manufacturing for the equipment. It is proposed to be light manufacturing in support of retail establishment, which is a much milder proposition. There are very few flammable solvents used and he is currently functioning from his home.

Section 305J provides for a 2<sup>nd</sup> use of property, which is conceptual at this point, but would be a consideration for long-term. The second use would be cordoned off and will not have access to the primary use facility.

It was stated that it’s good to see something proposed for this historic building and there is a lot of work to be done to make it functional. Make Do,LLC agreed that there is a lot of work to do and he would like to open by summer 2014. The property has been sitting for years and he would like to do an homage to the previous existence of the facility.

A motion made by Ms. Sprague to recommend approval to grant variances for 407A/E, 408B and 409A and a special exception to Sections 305 and 305J in support of this application. Seconded by Ms. Stambaugh and the motion carried unanimously.

The meeting adjourned at 8:17 PM.

Attendance: Susan Sprague, Chair  
Doug Miller, Vice-Chair (Removed himself from chair during hearing)  
George McCallum (R)  
Edward Coeyman (F)  
Leigh Ann Stambaugh, Secretary

Other: David Garabedian, Zoning & Codes Enforcement

Prepared by: Leigh Ann Stambaugh