

**Dallastown Borough Planning Commission**  
**Minutes: April 14, 2014**

The meeting was called to order at 6:59 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. Copies of the application were available.

Case:           **2014-02**  
Applicant:   **Laura Krosnick**  
                  **408 E. Main Street, Dallastown, PA 17313**  
Address:      **408 E. Main Street, Dallastown, PA 17313**  
                  **(Tax Map 03, Parcel 0110)**  
                  **Owned by Teresa Krosnick**  
                  **929 N. Wolf St., Baltimore, MD 21205**  
Zoned:         **R-T**

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In attendance were Laura Krosnick, Applicant (information above) and Mr. Daniel Deller, 400 E. Main Street, Dallastown, PA 17313 (neighboring property owner).

Applicant is requesting a special exception from Section 304C (Residential-Town Zone – Uses by right). The applicant is seeking approval to operate a family childcare home on the property. 616. Special exception is required for a second use for the property.

The current use of the property is as a home and the intent is to operate in-home child care in addition to the home residence. Ms. Sprague asked her to review her plans. Applicant presented that she plans to operate in-home child care for 4-6 children. Applicant will be the only person caring for the children, there will be no employees. Applicant provided a copy of her state license and photos of the back of the property to demonstrate parking for up to four (4) vehicles. She also provided photos of the inside of the house to demonstrate use of space and guidelines of percentage of use of home by business and personal. She continued her presentation with the fact that she has Maryland daycare experience. She will be servicing families with varying needs and does not expect to see more than one vehicle at any one time. She reviewed parking arrangements and apologized to Mr. Deller for the fact that there was some confusion with parking in the past and promised to advise parents to park out back and not on the neighboring property's parking area on Main Street. She also demonstrated that she has met UCC codes with home locks, the fence around the yard and fire alarms and extinguishers.

Ms. Sprague asked if there's a need for family day care in the area. Applicant said that she has partnered with Child Care Information Services (CCIS) for subsidized child care. She is teaching values with her own children and offering an alternative to traditional child care

centers. She also showed excerpts from her web site and provided a copy of her services contract and proposed schedule, which is based on what she used in Maryland. Finally, a temporary yard sign is present and it will come down soon. She moved here from Annapolis, MD and wanted to generate business quickly as a new resident with the yard sign. She provided copies of each of three background checks required for her certification. She is a University of Maryland graduate (bio & psych) and she did not have the opportunities that she anticipated after graduation. She then became a step-mother and mother and decided to pursue her heart and to provide childcare. Her mother purchased the Dallastown home for her and she is renting to own the property. She is teaching her 6-month old son sign language and she is training in CPR and first aid, SIDS, and emergency preparedness.

Mr. Miller recommended that she bring the floor plan to the Zoning Hearing Board meeting. He asked about her anticipated hours of operation. She would like to stay within the 6:00 am to 6:00 pm range.

Mr. Deller received notice of the meeting and he has spoken with Applicant's fiancé and learned about the day care. They also talked about the property lines and Mr. Deller suggested surveying of the property to ensure the fence is properly placed. Mr. Deller's tenants indicated issues with parking on his property and that parents dropping off children were blocking the tenant's garage door. There were also concerns about folks backing out onto Main Street from his property, which can be dangerous. He converted the property from commercial to residential and he ensured that there were sufficient parking spaces for the property. Ms. Sprague asked if there is a satisfactory resolution to the parking concerns. There was discussion between Mr. Deller and Craig (Applicant's fiancé) about a pole out back of property and his concerns. Mr. Deller said that doesn't have an issue with the plans and added that the weather this past winter season was also an issue and Mr. Deller is concerned about someone getting hurt on his property and that he could be held responsible.

Mr. Deller recommended staggered drop-offs and to ensure that parents park out back. Ms. Sprague added that as long as the codes are being met, it is a matter of common courtesy to ensure that parents don't trespass on Mr. Deller's property.

Ms. Sprague stated that Applicant has obviously put a great deal of effort into preparing for her business and application. She asked Applicant to take measurements of the home for the Zoning Hearing Board meeting to demonstrate the use of 30% of first floor space. The temporary sign in the yard is an issue and will need to be removed. The Zoning Hearing Board will have specific details on requirements, but she will need to go to a nameplate as opposed to signage.

Mr. McCallum made a motion to approve this request for special exception 304(c)5 for the operation of day care family home as a second use with a residence as the other use with the only stipulation that the clients do not park on neighboring property. Motion was seconded by Mr. Miller and carried unanimously.

The next Zoning Hearing Board meeting will be April 28<sup>th</sup>, 2014 at 7:00 pm.

The meeting adjourned at 7:38 PM.

Attendance: Susan Sprague, Chair  
Doug Miller, Vice-Chair  
George McCallum  
Leigh Ann Stambaugh, Secretary

Other: David Garabedian, Zoning & Codes Enforcement

Prepared by: Leigh Ann Stambaugh