

# Dallastown Borough Planning Commission

Minutes: February 1st, 2010

**Case: SLD09-02      Applicant: Rexroth Equities LP**  
**Address: 430 E. Locust Street (map 3, parcel 0197-00)**  
**Zone: I/G**

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Due to internal issues the applicant has asked permission to table the revised land development plan until next month meeting. Planning approved the request and it will be scheduled for the March meeting.

**Case: 2010-01      Applicant: Anthony Doll**  
**Address: 480 S. Pleasant Ave. (map 4, parcel 0001-00)**  
**Zone: R/O**

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Applicant is requesting a Special Exception from Section 303C.9 (home Occupation) and a Variance from Section 203 (Home Occupation Definition). Mr. Doll was present to give testimony regarding the operation of a bicycle repair shop out of a detached workshop on his property.

He is looking to utilize this workshop since it's size and characteristics would be sufficient for his purposes. Currently his home and detached garage will not afford him this allotted use of space, so he is looking to this structure (which is currently used as a workshop) to fulfill this need.

Access and parking are available from the rear and side of the property. Water, electric and heat are already provided for this structure. Hours of operation would be by appointment only, so there would be no specific hours performed per day. Mr. Doll projects that the workload generated could be satisfied on a part-time basis, approximately 25 +/- hours per week. He would be the sole proprietor and he would not have any additional service employees. There would be no retail sales of bicycles, however there would be sales of some parts and accessories that are essential to bike repair and refurbishment.

The largest area of debate stems from Section 203 (pg. II-7), under the definition of Home Occupation. Under item "A", it specifies that it this use can only be performed in a dwelling unit. Obviously this is structure is independent of the main dwelling unit, however it is felt that it is a viable and pre-existing building that could continue to be utilized regardless of it's relationship to the main dwelling.

With a unanimous affirmative vote we recommend approval of a Special Exception for Mr. Doll to operate a bicycle repair operation on his premises. We also recommend a Variance from Section 203 (Home Occupation) item "A.1", to allow this operation to be performed in the confines of what is currently described as a detached workshop. We also recommend that item B, regarding the sale of items, be removed to allow the applicant to sell parts and accessories relative to bike repair and refurbishment.

**Case: 2010-02      Applicant: Sara Wise**  
**Address: 231 Kirsta Lane (map 5, parcel 0148-00)**  
**Zone: R/O**

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Applicant is requesting a Special Exception from Section 303C.9 (home Occupation) and a Variance from Section 203 (Home Occupation Definition). She is seeking approval to operate a hair salon out of her home.

Attached to the application is a proposed addition/improvement to the existing residence which will serve as the hair salon. According to her testimony she will operate as a sole proprietor which would allow for one chair to perform her duties. The hours of operation will be by appointment only, which she currently believes will be two evenings and ½ days on Thursday & Saturday. As her clientele increases she may need to expand her hours to respond to the demand.

Since her customers are by appointment only and she will be the only employee, we also recommend a Variance from 423 5C. This section requires two additional parking spaces for beauty shops which would raise her total parking requirements to four. As a sole proprietor she would be unable to accommodate more than one or two clients at once making that requirement superfluous. We recommend that the two required spaces (Section 423 5a) are adequate for her business based on the testimony and facts presented.

Planning unanimously voted to recommend this application for approval in regards to the request for the Special Exception of 303.C9, with the addition of a Variance from Section 423 5C.

**Case: 2010-03      Applicant: Mike Streavig**  
**Address: 435 East Locust Street (map 3, parcel 0200-00)**  
**Zone: I/G**

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Applicant is requesting a Special Exception from Section 307C.12 (Auto Repair/Body Shop) and a Variance from Section 307B (Uses by right). Approval is being sought to operate an automobile repair shop on the property. The request for a Variance is relative to a second use of the property. This second use would be for the storage of food, clothing and other supplies which would be distributed to the needy and less fortunate during the year.

Mr. Streavig came forward tonight to represent himself and to give specific declaration pertaining to his application. Currently the property is being employed as a repair shop for motorcycle, car and truck repair. It was recently moved to this property from a nearby address which was being utilized for the same purposes. There are a total of four employees (including the applicant) which perform general repair service to vehicles between the hours of approximately 8 AM to 9 PM, Monday to Saturday.

The building has adequate sewer and water utilities, however some concern was raised as to the need to separate and meter these utilities in the event the property is approved for more than one use. The property presently has 27 available parking spaces. Based on the floor plan dimensions a total of approx. 29 spaces would be required according to the ordinance for this property.

Mr. Streavig is planning to construct a wall to partition the garage from the storage area (second use) which would run from the floor to the ceiling. This wall would also exist to maintain and control the climate for each of the respective uses. There are also plans to create an office space between each of these areas which may require additional construction to the premises.

In order to simplify this application, planning approached the request for the Special Exception and the Variance separately.

For the first use and the Special Exception, total space for the repair shop comes to 3,850 sq. ft. This use would require a minimum of ten parking spaces per ordinance. We feel that adherence to ten spaces is necessary for this type of operation. Meeting this requirement leaves 17 spaces for the proposed second use. A motion to approve the Special Exception was seconded and unanimously approved for recommendation to Zoning. We urge that approval be subject to a minimum of 10 parking spaces and with a clarification of the water/sewer connections necessary considering that the second use is also approved.

For the second use. Mr. Streavig stated that this area will be used to store clothing, food, baked goods, a grill and other donations relevant to feed the homeless and needy. This operation would be a self run organization however it will receive support, counsel and aid from local organizations and ministries.

Donated items will be accepted and received during repair shop hours, there will be no receptacles or bins placed outside for donated goods. Donated items will mostly be collected and packaged on large skids which will be moved into the storage area by forklift via the loading docks. Items will be distributed off site to the surrounding communities. He also requested that they be allowed to park one or two buses that they use for various activities relative to the efforts in helping the less fortunate. These buses will be parked in the loading dock spaces when donated items are not being moved into storage.

Since storage is permitted under Uses by Special Exception (307.C4) we interchanged the Variance to a Special Exception. However the second use would require a Variance from Section 408.B1 in regards to parking requirements. Mr. Streavig said that the square footage of the warehouse is approximately 7,592 square feet, given the accuracy of that number he would need 19 parking spaces. According to the dimensions on the plan (including the proposed office space) I have come up with approximately 6,968 sq. ft. which would require two less spaces. The applicant said that they could make access for more spaces on another side of the building if necessary however we felt that 17 spaces would be adequate for this specific use since this use would see minimal parking usage.

Planning unanimously recommends approval of a Special Exception for Section 307.C4 (replacement of the Variance request) and also for a Variance from Section 408.B1 which will reduce the required parking spaces from 19 to 17 spaces for this specific use. The application should be amended to read two (2) Special Exception requests and one (1) Variance request.

Other:

A motion was made to reorganize the officers for the 2010 Planning Commission. The motion was for a continuance of the existing officers positions. These positions are as follows, President/Chairman- Susan Sprague; Vice-President/Vice-Chairman- Troy Michaels; Secretary- Doug Miller. The motion was seconded and approved unanimously.

Attendance: Susan Sprague, Chair  
Edward Coyeman  
George McCallum  
Doug Miller

Other: Nate Taggart, Planning & Zoning

Prepared by: Doug Miller

A handwritten signature in black ink that reads "Doug Miller". The signature is written in a cursive, flowing style.