

**MINUTES OF DUBLIN BOROUGH  
PLANNING COMMISSION  
MONDAY, JUNE 20, 2022**

1. **CALL TO ORDER:** The June 20, 2022, meeting of the Dublin Borough Planning Commission was held at Borough Hall, 119 Maple Ave., Dublin, PA. Michael Kracht, Esq. called the meeting to order at 7:30 p.m.

**PLANNING COMMISSION MEMBERS PRESENT:**

Eugene Miller\*  
Brent Smith\*  
Robert Morris  
Thomas Rymdeika  
Gary Mast

**APPOINTED OFFICIALS PRESENT:**

|                    |                      |
|--------------------|----------------------|
| Borough Manager:   | Laurie A. Hagey      |
| Borough Solicitor: | Michael Kracht, Esq. |

\*Not Present

2. **Approval of Minutes:**

2.1. **Minutes of Meeting of September 16, 2019:**

**MOTION: A motion was made by Mr. Mast, seconded by Mr. Morris, and unanimously approved to accept the September 16, 2019; Minutes as written.**

3. **Discussion:**

**3.1. Presentation of Conditional Use Application: Pursuit Wrestling Academy, 110 Meyers Way (formerly 110 Mill Street):** In attendance were Attorney Charles (Max) McCauley, Esq., Board Members of Pursuit Wrestling Academy: Joe Masciantonio, Sam Walters, and Brian Kuhns. Also in attendance were the property owners, Ralph and Patty Geroni, and their realtor, Rich Kirk.

Michael Kracht, Dublin Borough's Solicitor, led the Planning Commission for the presentation of the Conditional Use application. The Conditional Use Application was submitted for the proposed use of an Athletic Facility/Wrestling Academy, and in accordance with Ordinance 27-505, this requires Conditional Use. The applicant is looking to lease the property located at 110 Meyers Way, in the TC1 district. Mr. Kracht referenced the letter of June 14, 2022, of recommendation regarding the Conditional Use of the property from the Borough Engineer, Mr. Tom Zarko. There were six issues with zoning ordinances that the Borough nor the Planning Commission have the right to waive; #1. Minimum lot area required for this use is 3 acres. The existing lot is .92 acres. #2. The proposed use may not include any other activity specifically listed by the Zoning Ordinance as commercial recreation and entertainment or recreational facility. #3. No outdoor active recreation area shall be located nearer than 100 feet to any lot line. #4. A planted buffer, 10 feet in width, should be provided where the use abuts existing residences. #5. The minimum off-street parking for Use C-20 is one off-street parking space for every three persons of total capacity, or at least one off-street parking space for every 150 square feet of gross floor area, whichever requires the greater number of spaces, plus one space for each employee. #6. Buffer yards should be provided, as appropriate, for the adjoining uses.

The use would be considered Use “C-20 – Athletic Facility”, therefore the applicant must obtain Conditional Use Approval from Borough Council for the proposed “C-20 – Athletic Facility” use.

Mr. McCauley explained to the Planning Commission the Academy is a non-profit, and the coaches were wrestlers themselves and now as coaches they really want to give back to the community by offering coaching at this facility. The Academy is a new entity, and they have submitted their 501C3 Non-Profit Application which is pending with the IRS; as well as the PA sales tax exemption. They are only interested in using the space to provide wrestling practice and instruction. There will be no tournaments or large gatherings taking place at this location. Their target groups are youth, middle school and high school wrestlers and the use would mostly be during evening hours and weekends. There will be approximately 20 children being dropped off for practice and picked up after. The space does not allow for parents or guardians to stay in the facility to observe. There is an approximate 4' x 4' area when entering the building before you need required wrestling shoes to step onto the wrestling mats. There is a site plan which shows 17 parking spots. Based on the square footage of the space being 3,500 sf, this requires 23 parking spots. The Academy understands this requirement; however, they do not feel it is necessary since the only people parking at the building would be the coaching staff. Mr. McCauley explained there are open lots around the building which could certainly be used for parking if necessary. Mr. Kracht asked if there is lighting in the parking lot, to which the answer was yes, there is both street lighting and lights on the building. The Academy is not looking to renovate the building, they just want to put down mats. Mr. Masciantonio described what the wrestling academy is all about, which is teaching youth and helping them be the best they can be, which promotes a stronger student, and he also mentioned a high percentage of high school wrestlers continue on to college.

Mr. Mast asked about the maintenance of the property since it has been vacant for at least three years and wanting it to be attractive from the outside. Mr. Mast was informed there will be a lease and the property will be taken care of. Mr. Mast also asked if they are relying on the parking lot which will be empty soon with Timeless Stone moving out of their space. He was told there is not a concern about the parking since the Academy feels the 17 parking spots currently available will be more than enough. Mr. McCauley read the comments on the review letter and explained how they will comply to each one. Under the zoning section of the review letter there are items the Academy is hoping to work through if the zoning is categorized differently, which is not something the Planning Commission can change. There was a discussion regarding how the property is zoned and does it completely fit in the C20 category, or could it be categorized differently. Mr. Mast stated the applicant may need waivers.

**MOTION: A motion was made by Mr. Mast, seconded by Mr. Rymdeika, and unanimously approved the use of the property at 110 Meyers Way for the Pursuit Wrestling Academy, without the approval being subject to the Borough Engineer's comments and the Athletic Facility categorization was an incorrect category and placed in insurmountable burden on the applicant to remedy any Zoning or SALDO issues. A more accurate or “creative” class of use has to be found.**

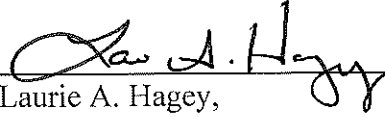
**4. Public Comment:** There was no public comment at this time.

**5. Other Business:** Mr. Kracht suggested to have a reorganization of the Planning Commission at the July 18<sup>th</sup> meeting.

**6. Adjournment:** The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Date Approved: 7/18/2022

  
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Laurie A. Hagey,  
Manager/Secretary