

**MINUTES OF DUBLIN BOROUGH
PLANNING COMMISSION MEETING
MONDAY, FEBRUARY 5, 2024**

1. CALL TO ORDER: The February 5, 2024 meeting of the Dublin Borough Planning Commission was held in Borough Hall at 119 Maple Avenue Dublin, PA. Commission Chairman Gary Mast called the meeting to order at 7:30 p.m.

PLANNING COMMISSION MEMBERS PRESENT:

Gary Mast
Thomas Rymdeika
Robert Morris
Eugene Miller*
Brent Smith

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Michael Kracht, Esq.
Borough Engineer:	Brian Cicak, P.E.
Borough Planner:	David Babbitt
Borough Council President:	Timothy Hayes

*Not Present

**Late Arrival

2. Pledge of Allegiance: Chairman Gary Mast led the Planning Commission and the audience in the Pledge of Allegiance.

3. Approval of Minutes:

3.1. Minutes of the Planning Commission Meeting of January 15, 2024:

MOTION: A motion was made by Mr. Rymdeika, seconded by Mr. Morris and unanimously carried, to approve the January 15, 2024 minutes, as presented.

4. Discussion Items:

4.1. Moyer Farm Tract and Dublin Shopping Center: Mr. Loughery gave an overview of the development plans for the Moyer Farm and Shopping Center that has occurred over the last two (2) years. He intends to preserve the barn and silos and repurpose them. Mr. Loughery aims to maintain the green area depicted on the sketch plan as public space.

Mr. Mast values the preservation of the farm legacy and believes having the family of the property speak during the last meeting about the history made an impression on the residents who may be affected by the development and comprehensive road.

Nate Fox, Esq., the applicant's counsel, presented the changes that were made to the plan. There is one (1) minor change of use; they are adding a live-work unit within the Moyer Farmhouse along Main Street. Instead of having a mixed use within one building, there will be a 3-story residential building (which complies with the dimensions of a mixed-use building), and the barn will be used as the commercial area, both buildings will be located in one corner of the property as the mixed-use component.

The current ordinance proposes different types of uses, equaling 30%, along the comprehensive plan road. This plan proposes two types of uses. There are several different types along the comprehensive road including townhouses, mixed use apartments, single family dwellings and twin homes. On the new parcel there will be two types: detached village homes and twin homes.

Greg Glitzer, the applicants engineer, explained that the driveways to the twin buildings will have two access points, one from the comprehensive plan road and one from the alley way. Mr. Mast asked if the alley would be dedicated. Mr. Glitzer explained that only the roadways will be dedicated, the alley will be maintained by the Homeowners Association.

They are proposing off-street parking for mixed use and the live work unit to be shared. There are approximately 150 parking spaces to be shared; 90 for the apartments and 25 for retail. Mr. Mast asked if they would have to expand the barn. Mr. Loughery explained the add on sheds will be removed and there will be approximately 5,000 square feet for commercial retail space, which is sufficient.

Mr. Mast wanted confirmation on where the customers would park if the apartment residents utilized most of the parking. Mr. Loughery advised that the shopping center parking lot could be used. Mr. Kracht mentioned that the development will be parceled off and if sold, they would need permission from the shopping center owner to use their parking, if needed. Mr. Babbitt suggested an easement.

Mr. Mast asked for clarity on the process for resolving zoning issues. Mr. Loughery is requesting the Planning Commission's recommendation to Council regarding text amendments to the zoning ordinances, aiming for it to become a by-right use.

Mr. Fox presented the items in the review letter from CKS Engineers dated January 5, 2024. Under the zoning issues, the comment on existing non-conforming building and parking setbacks for the shopping center; the setback of the parking to street line of the comprehensive plan road is 6 feet, which is just a portion of the back of the shopping center. Constructing a road through a non-conforming area changes its status. They would like relief to allow the parcel line to go through the parking spaces. Mr. Fox emphasized that comments #3 - 6 in the review letter need to be amended to adjust the Zoning Ordinance within the PVD. Comment #7, the request for additional sidewalk along parking areas of the shopping center and parcel A will be assessed during the detailed design phase of those areas. It will be done during land development. Comment #8, the need for public space design detail is recognized with the land development plan and coordinated with architectural design. Mr. Mast inquired if they would have a clearer plan for the reserved parcel by the time they reach the land development stage. Mr. Loughery is waiting for input from the community. Mr. Kracht reminded the planning commission that there is still \$108,000.00 left in the escrow for the public space, that was from the Dublin Town Center Development. Mr. Smith stated that when they approved the first development they did not know about this development and thinks that the escrow should be used on the first project – Dublin Town Center. Comment #9 the Village House requirement is three (3) parking spaces per unit. The plan proposes double wide garages (does not count for parking) and double wide driveways.

There are two (2) parking spaces in the driveway and a few on the street for parking. The twins have four (4) spaces per unit with alley parking and there is overflow parking along the alley. Mr. Mast explained if there is parking on both sides of the street, it will be tight to get a fire truck up the street. Mr. Glitzer explained that there is 8 feet for parking on each side and 20 feet for the cartway, 36 feet total from curb to curb. Mr. Mast requested to move the building line back to accommodate more cars in the driveway. Mr. Glitzer stated you cannot put four (4) cars in a driveway in the residential area. Mr. Fox mentioned there is supposed to be a hedgerow, fence, or front porch along the front of the property. Mr. Babbitt reviewed the parking. Mr. Fox asked if they should have a certain percentage of off-street parking. Mr. Glitzer suggested striping the parking area for better organization. Mr. Babbitt asked if there was a parking issue in the past, within Borough. Mr. Smith stated there are no issues, you can fit four (4) cars in the driveway, but most people park in the street. There was an extended conversation regarding parking, which needs to be further discussed. Mr. Fox continued with comment #10, the barn may warrant a loading area, though the dimensions in the Zoning Ordinance (50' x 15') may not be suitable. This requirement is more applicable to restaurants or big companies with larger trucks that require a bigger loading area. Comments #11 - 13 regarding buffer yards, they have the room for the buffer yards and this will be proposed during land development. Comment #14 is a will comply. Comment #15, variances no longer proposed, the plan references zoning amendment. Comment #16 is a will comply. All the land development comments are recognized.

Mr. Kracht clarified that the developer is not obligated to address the issues outlined in a sketch plan. The sketch plan primarily focuses on the layout, egress, ingress, number of units and how the developer integrates into the town. Mr. Babbitt asked if there will be a Stormwater Management Plan on the open space behind the Shopping Center. Mr. Glitzer explained they don't need it because the property drains along the northern property line.

Mr. Fox continued with Mr. Babbitt's review letter. Comment #1 is the discussion of adding B6 Garden Apartments which creates additional dimensional conflicts and will be compliant with D4 mixed-use building requirements other than having commercial uses on the first floor, but same parcel. Mr. Babbitt stated that under ZO 27-409(2A)(3C) "The D4 Mixed-Use building shall contain permitted nonresidential uses on the first floor" and "the D4 Mixed-Use shall be located along Main Street" The "shall" should be changed to "may". Mr. Fox will propose to amend that. Comment #2 is no longer relevant. Comment #3, the three uses along the comprehensive plan road is a will comply. Comment #4 the parking was already discussed. Comment #5 Mr. Loughery would like the connection from Rickerts Road to enhance the pedestrian walkway. Mr. Mast is concerned with the residents walking behind properties to get to the shopping center. There was a discussion regarding the matter. Comment #6, they will have two (2) access points on Rickert Road for the mixed-use area. Mr. Babbitt stated that PennDOT or the Traffic Engineer will have the final say on how far back and where the access points will be located. Mr. Smith is concerned with emergency vehicles being able to turn around in the development and exit the property. Mr. Kracht informed the PC that McMahan had been hired to be the traffic planner with the Dublin Town Center development. A traffic study was completed, all the issues were satisfied, and Rt. 313 is flowing much better than it ever did. Comment #7, the reserved parcel is still unknown and has been discussed. Mr. Babbitt stated there is another area of the Ordinance to be reviewed. Under D4 Mixed Use, the word "shall" be on the second and third floors of a mixed-use building, would need a variance and reworded for the PVD.

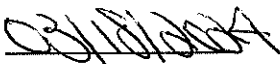
Mr. Kracht reminded the Planning Commission that the developer and Borough Council are looking for their input on the sketch plans. Mr. Morris and Mr. Rymdeika expressed their support of the sketch plans. Mr. Cicak is satisfied with the adherence to his letter's specifications.

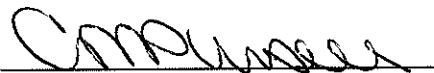
President Hayes is pleased with the incorporation of the barn he has observed in the sketch plans. Mr. Smith is satisfied that the silos and barn will be preserved.

MOTION: A motion was made by Mr. Mast seconded by Mr. Rymdeika and unanimously carried, to advise Borough Council that the Planning Commission supports the sketch plans as presented and in the outline of pictures in the renderings.

- 5. **Other Business:** There was no other business at this time.
- 6. **Public Comments:** There were no public comments at this time.
- 7. **Adjournment:** Upon motion by Mr. Smith, the meeting adjourned at 9:16 p.m.

Respectfully Submitted,

Date Approved: 


Colleen M. Pursell, Manager/Secretary