

EAST BERLIN BOROUGH COUNCIL
128 Water Street
East Berlin, PA 17316

August 2, 2017

The monthly meeting of the East Berlin Borough Council was held August 2, 2017, at the East Berlin Borough Hall. The meeting was opened with the Pledge of Allegiance at 7:00 PM.

Members Present: President Roberta Teal; Charles Krall; James LeVan; and Donald Dixon

Members Absent: Andrew Raymond; Jason Wood; and Catherine Lockey

Also Present: Solicitor Matthew Battersby; Secretary/Treasurer Darlene McArthur; Attorney Steven Hovis; Jerry Watson; Barry Cockley; and Dennis Neiman

Adoption of the Minutes: The meeting minutes of Council's Session on July 5, 2017, were reviewed. *A motion to approve the minutes was made by Charles Krall; seconded by Donald Dixon. Motion approved with no dissenting votes.*

Payment of Bills: A summary of bills for August totaling \$19,356.22 was reviewed. *James LeVan motioned to pay the bills for August; seconded by Charles Krall. Motion approved unanimously.*

Constituents Addressing Borough Council: Dennis Neiman of 200 W. King Street addressed Council to discuss his subdivision plan with Thomas Nell of 130 W. King Street for a "land swap" to exchange ownership of a section of each property. The land swap would provide a driveway for Mr. Neiman and additional parking in Mr. Nell's parking lot. It was noted that all comments from Zoning Officer Robert Thaeler have been addressed. James LeVan stated that the Planning Commission has reviewed the subdivision plan and recommends its approval by Council. *James LeVan motioned to approve the subdivision plan for a land swap; seconded by Charles Krall. Motion approved with all in favor.*

Jerry Watson of King Street Partners, owner of the former Nell's Market property at 429 W. King Street, provided a history of his ten-year ownership of the property explaining the difficulties in achieving a viable use of the building other than a variance granted which allows Zeigler Bros. to utilize a section of the building for storage. Mr. Watson stated that they have considered the possibility of a storage rental facility, but this use is prohibited by zoning regulations in the Borough Core (BC) District. He also explained that the proposed interior facility would include possible façade improvements. Attorney Steven Hovis stated that this could be accomplished by a zoning variance, rezoning the property to Mixed Use, or an amendment to the Zoning Ordinance to allow this use in the BC District. Packets of documents were provided to each member of Council reviewing the history of the property, photographs of similar facilities converted to storage rental, and a sample ordinance to amend the Borough Zoning Ordinance. In response to Solicitor Battersby inquiry, Attorney Hovis stated that outside vehicle storage would be prohibited. In response to Donald Dixon's inquiry, Attorney Hovis explained that entrance to the facility would be at the main building entrance and the rear loading area. Solicitor Battersby recommended that an amendment should state a minimum size of twenty thousand square feet if Council should consider this change. Charles Krall stated that he was pleased to hear of a proposed plan, but stressed his concern for the BC District in an historic town and the need for careful consideration. Council concurred that they will review and consult with Zoning Officer Robert Thaeler.

Mayor's Report: In the Mayor's absence, Council reviewed the police report for the month and July.

Solicitor's Report: Solicitor Battersby reported that he has completed the deed of easement needed for the intersection of South and Zinn Avenues in conjunction with the Pavement Reconstruction Project.

Committee Reports:

Finance: Council reviewed the Previous Year Financial Comparison Report and Summary of Accounts.

Streets/ Maintenance: Council reviewed the Maintenance Report. There was some discussion of additional crosswalks needed at the rear of Zwingli Church. It was noted that the Community Center Roof Project started today. Charles Krall reported that residents impacted by the South and Zinn Avenues Pavement Reconstruction Project would be provided parking in Attorney Tom Nell's lot at 130 W. King Street when these streets are closed.

Planning/Zoning: Nothing to report.

Personnel: James LeVan reviewed the upcoming membership terms ending for Doug Sheaffer on the Parks and Recreation Commission at the end of September, and Stephen DeRiggs on the Zoning Hearing Board at the end of the year.

Park and Recreation: The meeting minutes of July 13th were provided to Council.

Unfinished Business: None.

New Business: None.

Correspondence:

- Gettysburg Chamber of Commerce August Newsletter
- Thank You Letter from EBACC for Assistance with the 5K Run and Walk
- Thank You Letter from EBACC for Donation and Loan for the Roof Project
- Training and Webinars Available

Donald Dixon motioned to adjourn the meeting of the East Berlin Borough Council at 7:41 PM; seconded by James LeVan. Motion approved with all voting in favor.

Respectfully submitted,

Darlene McArthur
Secretary/Treasurer of Borough Council