

AUGUST 2, 2017
WAYNESBORO, PA 17268
PUBLIC HEARING RE: OFFICIAL MAP

Council President C. Harold Mumma called the public hearing of the Waynesboro Borough Council to order at 6:30 p.m. with the following in attendance:

Council Members – Delmos Oldham, Patrick Fleagle, Niccole Rolls, C. Harold Mumma, Chad Rooney and Michael Cermak

Mayor Richard Starliper

Borough Staff – Jason Stains, Borough Manager
Denny Benshoff, Maintenance Superintendent
Dan Sheffler, Zoning-Code Enforcement Officer
Kevin Grubbs, Head of Engineering Services
Sam Wiser, Borough Solicitor (Salzmann Hughes, PC)
S. Leiter Pryor, Director of Utilities
Jim Sourbier, Police Chief
Jody Sanders, Deputy Fire Chief

Mr. Mumma stated that the purpose of the hearing was to receive public comment on the proposed ordinance regarding the Establishment and Adoption of the “Official Map” of the Borough of Waynesboro, pursuant to Article IV of the Pennsylvania Municipalities Planning Code. Borough Council intends to consider for adoption and to vote on the enactment of the proposed ordinance at their regularly scheduled meeting which shall convene immediately following the conclusion of this public hearing.

He requested that comments begin with the staff regarding advertisements, notices posted, etc.

Kevin Grubbs, Head of Engineering Services – Mr. Grubbs commented as follows:

- June 7, 2017 – Borough Council approved to hold a public hearing on August 2, 2017 at 6:30 p.m.
- June 15, 2017 – Received Official Map Ordinance from Solicitor.
- June 16, 2017 – Delivered copies of the proposed Official Maps to the following agencies for review and comment, including proposed ordinance:
 - 1) Franklin County Planning Commission
 - 2) Washington Township Planning Department

- June 30, 2017 – Delivered copies of the proposed Official Maps to the Waynesboro Planning Commission members for review at the next scheduled Planning Commission meeting on 07/10/2017.
- July 5, 2017 – Received advertisement for public hearing to be considered by Borough Council at the meeting that evening.
- July 5, 2017 – Borough Council approved Notice of Public Hearing scheduled for August 2nd at 6:30 p.m. to be advertised on July 17th and 24th in *The Record Herald* newspaper.
- July 6, 2017 – Emailed copies of the Official Map Ordinance and Notice of Public Hearing to Melinda Knott, Office Supervisor, for publication in *The Record Herald* newspaper.
- July 6, 2017 – Delivered copies of the Official Maps to Mr. Dave McCarney, President of the Waynesboro Historical Society as follows:
 - 1) Future Land Use & Target Areas Map
 - 2) U.S. National Registry of Historical Places
 - 3) Historical Boundaries - Past, Current & Proposed
- July 6, 2017 – Delivered copies of all five (5) Official Maps to Mr. Bill Kohler, Director of Economic Development for Mainstreet Waynesboro, Inc. for review by the Board members.
- July 7, 2017 – Emailed copies of the Recreational Facilities, Trails & Greenways Official Map for review by Mr. Dennis Cordell, Chairman, and the Borough Recreation Board members.
- July 9, 2017 – Received comments on Recreational Facilities Map from Mr. Wayne Bartholow, Recreation Board member.
- July 10, 2017 - Delivered copies of the Official Maps, Notice of Public Hearing and Ordinance to the Franklin County Law Library for filing.
- July 10, 2017 – The Waynesboro Planning Commission reviewed the Official Maps and made a recommendation to Borough Council to adopt the maps.
- July 17, 2017 – Copy of the Official Notice for the Public Hearing posted in lobby of Borough Hall.
- July 17, 2017 – First advertisement of the Notice of Public Hearing was published in *The Record Herald* newspaper.

- July 24, 2017 – Second advertisement of the Notice of Public Hearing was published in *The Record Herald* newspaper.
- July 26, 2017 – Received review comments from the Franklin County Planning Commission.
- July 27, 2017 – Emailed Franklin County Planning Commission’s comment letter to Sam Wiser, Borough Solicitor, for his review and determination.
- July 27, 2017 – Sam Wiser, Borough Solicitor, reviewed comments from the Franklin County Planning Commission and is satisfied with the Official Map Ordinance as originally written.

Solicitor Wiser noted that Kevin Grubbs was very thorough in his explanation and presentation regarding the Official Maps, which are to be used as a tool by the municipality to designate its public facilities and any future public facilities that it deems appropriate to identify at the time; and the purpose of this public hearing is to give citizens, residents and property owners of the Borough the opportunity to give comments on those proposed Official Maps.

There were no comments from Borough Council.

Wayne Bartholow, 35 N. Grant Street – Mr. Bartholow (a member of the Waynesboro Recreation Board) stated that he had contacted Kevin Grubbs regarding the red dot for the YMCA on the recreation map. Mr. Grubbs noted he would discuss the need for a revision in response to their conversation. Mr. Bartholow also suggested that a Points of Interest Map be considered in the future. Mr. Grubbs stated he feels that would be beneficial and has discussed the matter with Councilman Rooney (Chairman of the Property Committee). A Points of Interest Map for the entire Borough can be developed in the future ... and would point out recreational facilities and amenities of interest to citizens, such as the YMCA, churches, local businesses, etc. It was noted that this sixth map should be a stand-alone item, as it would be an informational document to be updated and changed without advertisement.

Darwyn Benedict, 410 N. Grant Street – Mr. Benedict asked if these maps will affect any owners’ property rights. Solicitor Wiser noted the only impact on property rights under the Municipalities Planning Code (Section 405 and 406) is if someone were to propose to build something in an area that is designated on the Official Map as a future public improvement, the permit would be denied unless they obtain a special encroachment permit from Borough Council. He explained that the Official Map acts as a reservation for a one-year time period, after which time it lapses if Council does nothing to acquire the land needed to make that improvement, and the property owner can then proceed and construct whatever they proposed.

Mr. Benedict questioned, if anyone were to be directly affected by this, would they be given notice beyond the newspaper? Solicitor Wiser agreed they would, and Mr.

Grubbs stated that the Borough has no intention of acquiring additional land (especially for streets).

Don Smith, 25 W. Fourth Street – Mr. Smith noted that maps change all the time, and he questioned how those changes will be addressed. Mr. Grubbs noted that any future changes will be made by ordinance. Solicitor Wiser added there would be one (1) circumstance in which the Official Map would be automatically updated – that is, if a Subdivision/Land Development Plan showing additional infrastructure (such as a new street layout and/or different public amenities) is submitted and approved, the Plan would automatically amend the Official Map. Outside of the public land development plan review process, it would take an additional notice/advertisement and public hearing to amend the Official Map.

Hearing no further comments from the public, the hearing was closed at 6:45 p.m.

Respectfully Submitted,

Melinda S. Knott
Borough Secretary