

FEBRUARY 15, 2012  
WAYNESBORO, PA 17268  
PUBLIC HEARING RE: GEOFAM REZONING  
REQUEST

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Council President Jason Stains called the public hearing of the Waynesboro Borough Council to order at 7:15 p.m., with the following in attendance:

Borough Council Members – Benjamin Greenawalt, Craig Newcomer, Darrel Potts, Jason Stains, Wayne Driscoll and Michael Cermak

Mayor Richard Starliper

Borough Staff – Lloyd R. Hamberger, II, Borough Manager  
Denny Benschhoff, Maintenance Superintendent  
Kevin Grubbs, Head of Engineering Services  
Jason Cohen, Assistant Borough Manager  
Mark King, Police Chief  
Dave Martin, Fire Chief  
Dan Sheffler, Zoning-Code Enforcement Officer

Mr. Stains noted the purpose of the hearing was to discuss the proposed ordinance amending the Official Zoning Map of the Borough of Waynesboro as provided in Ordinance No. 937 by changing the zoning of a certain area from Medium Density Residential, RM, to Industrial, I. The hearing was duly advertised in *The Record Herald* on January 31 and February 7, 2012. He administered the oath to those individuals wishing to comment for the record.

Kevin Grubbs testified to the following:

- November 21, 2011 - received request from GEOFAM, Inc. to rezone.
- December 14, 2011 - Borough Council reviewed request to re-zone 45 acre tract from RM to I. Approved to advertise public hearing on February 15, 2012 at 7:15 p.m.
- December 27, 2011 - Ordinance reviewed and approved by Borough Solicitor.
- December 27, 2011 - Mailed ordinance to Washington Township Planner, Clint Rock, for review and comment.
- January 4, 2012 - Delivered ordinance to Franklin County Planning Commission for review and comments.
- January 5, 2012 - Posted perimeter of property with the “Notice of Public Hearing” on E. Ninth Street, Old Mill Road and Cemetery Avenue. Mailed twenty (20) certified/return receipt mailings to adjacent property owners. Mailed thirteen (13) U.S. mail standard mailings to property owners in the vicinity of the proposed rezoning property. Example: S. Church Street residents, etc. NOTE: All mailings consisted of “Notice of Public Hearing”, “Zoning Map” and “Property Site Plan”.

- January 6, 2012 - Received review letter from Washington Township Supervisors recommending approval of rezoning request.
- January 6, 2012 - Delivered copies of rezoning information to Mr. John George at GEOFAM, Inc., 20 E. Sixth Street.
- January 9, 2012 - Sent out mailings to residents on Ringgold Street through standard U.S. mail. Total of ten (10) mailings for “Notice of Public Hearing”.
- January 9, 2012 - Waynesboro Planning Commission reviewed request for rezoning and unanimously recommended approval of rezoning from RM to I.
- January 10, 2012 - “Notice of Public Hearing” was posted in the lobby of Borough Hall.
- January 27, 2012 - Received review comments from Franklin County Planning Commission and recommended not to approve rezoning. Spoke with Examiner, Rochelle Barvinchak, and she stated the review was based upon their 1999 zoning map which indicates Residential. The new map now indicates the same area to be Recreational.
- January 31, 2012 - Proposed rezoning ordinance was advertised in *The Record Herald* newspaper (first ad).
- February 7, 2012 - Second advertisement of the proposed rezoning and “Notice of Public Hearing” was published in *The Record Herald* newspaper.
- February 10, 2012 - Received proof of publication for advertisement of “Notice of Public Hearing” and proposed ordinance to rezone.

Eric Williford, 16 E. Ninth Street (President of HOA Committee at South End Townhome Villas) - Representing the South End Townhome Villas, Mr. Williford noted their opposition to the rezoning due to visual imparities and possible loss of property value. He is also seeking additional information and a timeline regarding what would occur after the rezoning is approved. Mr. Williford suggested that some type of buffer system be placed between the townhomes and this property.

Jeff Hockenberry (part owner of Hometown Homes) - Mr. Hockenberry noted that Hometown Homes owns the “triangle” piece of ground on Old Mill Road/Ninth Street/Church Street. He agreed with Mr. Williford that if the rezoning is approved, a buffer zone of some sort would be a benefit for current and future residents.

Mr. Hamberger noted that the staff will be requested to address these questions during Council’s regular meeting.

Jason Balwinski, 97 Old Mill Road - Mr. Balwinski agreed that some sort of buffer zone should be installed. He also noted that it would be beneficial if the trees in front of the property could remain, as they help to decrease odors from the wastewater treatment plant when the wind blows.

Hearing no further comments, the hearing closed at 7:25 p.m.

Respectfully Submitted,

Melinda S. Knott  
Administrative Assistant

