

APRIL 9, 2008
WAYNESBORO, PA 17268
JOINT MEETING ON DOWNTOWN MASTER PLAN

Council President Craig Newcomer called the meeting to order at 7:00 p.m. It was noted this meeting was called to permit Borough Council, the Planning Commission, and Main Street Waynesboro Inc. to meet with the consultants and discuss in-depth the draft copy of the Waynesboro Downtown Master Plan.

Present were:

Borough Council: Craig Newcomer, C. Harold Mumma, Charles McCammon, Benjamin Greenawalt and Ronald Martin

Borough of Waynesboro Staff: Lloyd Hamberger and Kevin Grubbs

Waynesboro Planning Commission: Donald Weller, Stephen Monn, Louis Barlup, Doyle Helfrick and Allen Porter

Main Street Waynesboro, Inc. and Chamber of Commerce: Carole Malin, Ed Hykes, Carlene Willhide, Paul Gunder and numerous other members.

Spotts, Stevens & McCoy: Glenn Neuhs (Comprehensive Plan consultant)

Derck & Edson: Chris Brown and Tim Harman (sub-contractor for the Downtown Plan)

Mr. Brown opened the discussion and a long “give and take discussion” ensued. The main issues discussed were the need for:

Improved Streetscape - This entailed talks on plantings, bike racks, benches, small park-like areas, and the concern regarding loitering and individuals who hang out on the front stoops of the apartment buildings. This evolved into a discussion on the need for:

Better and more **upscale housing** in the downtown area. Ideas such as re-use of existing buildings, “infill-type housing”, and re-consolidation of multi-unit housing into single housing units. Also discussed were methods to encourage construction of additional upscale-type housing.

As a result, the idea of **improved backyards** and rear areas of existing downtown buildings was discussed and a “rear facade” grant program was touched upon.

Also, **business retention and recruitment** was discussed, along with types of **additional housing such as senior citizens** mentioned. Need for involving the artistic community and all of the property owners in the downtown were also broached.

Additional areas of discussion included linking paid facilities via identified routes and the roles clubs play in the community.

The groups discussed various methods to achieve the goals and stressed to the consultants’ need for a report heavy on goals and how to achieve them.

After discussions, the groups were requested to get their suggestions on the draft document to the Borough, the Chamber and Main Street. Mr. Hamberger will forward them on to Mr. Neuhs.

The meeting adjourned at 8:55 p.m.

Respectfully Submitted,

Lloyd R. Hamberger, II
Borough Manager