

JANUARY 3, 2007

WAYNESBORO, PA 17268

PUBLIC HEARING RE: REZONING A CERTAIN  
AREA FROM LOW DENSITY RESIDENTIAL, RL,  
TO HOSPITAL/OFFICE, HO

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Council President Richard George called the public hearing to order at 7:00 p.m. with the following in attendance:

Borough Council – Allen Porter, Jason Stains, Craig Newcomer, Richard George, Charles McCammon and Allen Berry

Mayor Richard Starliper

Borough Staff – Lloyd R. Hamberger, II, Borough Manager  
Melissa Dively, Borough Solicitor (Salzmann Hughes, PC)  
Denny Benshoff, Maintenance Superintendent  
Dan Sheffler, Zoning-Code Enforcement Officer  
Kevin Grubbs, Head of Engineering Services

The purpose of the hearing was to discuss a proposed ordinance regarding rezoning a certain area from Low Density Residential, RL, to Hospital/Office, HO. The hearing was duly advertised in *The Record Herald* on December 19<sup>th</sup> and December 26<sup>th</sup>, 2006. Those wishing to comment for the record were asked to rise, and Mr. George administered the oath.

Kevin Grubbs testified to the following –

- October 18, 2006 - Hospital made a request for rezoning; Borough Council directed the Hospital to meet with the Street Committee and Planning Commission for recommendations.
- October 30, 2006 - Received letter from William Dick, attorney for Hospital, to be on Planning Commission agenda to discuss rezoning request.
- November 2, 2006 - Sent information to Franklin County Planning Commission for review.
- November 6, 2006 - Hospital met with Street Committee to discuss rezoning request.
- November 13, 2006 - Met with Planning Commission to discuss rezoning request. Planning Commission recommendations were: (1) approve request for rezoning of area from RL to HO for Borough Council to proceed with rezoning procedure; and (2) recommended not to rezone area from RM to GC (cited safety reasons if a parking lot is established).
- November 15, 2006 - Borough Council granted approval to proceed with rezoning procedure for both areas; set public hearing for January 3, 2007 at 7:00 p.m.
- November 19, 2006 - First advertisement of ordinance and public hearing in *The Record Herald*.

- November 22, 2006 - Mailed certified copy of Legal Notice (revised for area RL to HO) to residents in the area; and mailed regular mailings, with a copy of Legal Notice, to residents not directly adjacent to rezoning.
- November 22, 2006 - Posted perimeter of area with copy of Legal Notice.
- November 26, 2006 - Advertised revised ordinance in *The Record Herald* (second time).
- January 3, 2007 - Received comments from Franklin County Planning Commission for approval of rezoning.

Stewart Fraser, 611 E. Main Street - Mr. Fraser stated his opinion that this rezoning is not “a good idea for the neighborhood” and that the change will decrease the value of the remaining homes. He noted he has heard that the Hospital plans to demolish the structures they own in this area to establish a parking lot, and he feels that that is not necessary.

Paul Gunder, representing Vision 2015 - Mr. Gunder stated that Vision 2015 has discussed the Hospital’s proposal and is supportive of the planned expansion. They urge Borough Council to assist in creating a situation for the Hospital to expand and be more competitive in the health field, as the Hospital has a major impact on the quality of life in Waynesboro. He feels that the neighborhood’s concerns regarding the value of their homes are unfounded, and noted that the Hospital will continue to be a “good citizen” with respect to the care and maintenance of all their properties. He doesn’t feel that this expansion will be a detriment to the remaining homes, as the Hospital will do this project with their surroundings and the community in mind (as always).

Mike Christopher, area resident - Mr. Christopher asked for Council’s support for the Hospital’s request, as the expansion is “important and critical for all our well-being”.

Stewart Fraser - Mr. Fraser responded to Mr. Gunder’s comments, noting that the Hospital does not adequately take care of the properties they own. He stated that two of their properties are “all but falling down” and neighbors must call to request they mow and/or rake leaves.

Hearing no further comments, the hearing adjourned at 7:08 p.m.

Respectfully Submitted,

Melinda S. Knott  
Administrative Assistant