

OCTOBER 12, 2006
WAYNESBORO, PA 17268
SPECIAL MEETING

ATTENDANCE:

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

Mayor Richard Starliper

Staff – Lloyd Hamberger

Others – Ben Greenawalt, Stephen Monn, Robert Snader, Darwyn Benedict and Joanne Wildeson

Council President Richard George called the special meeting to order at 7:00 p.m. The purpose is to discuss Craig Mahrle's request for parking on the Rotary Lot to meet the requirements of the Zoning Ordinance for his proposed six (6) townhouse-type condominium apartments at the rear of the Beck and Benedict building.

In order to refresh memories, Mr. Hamberger read Council the original request from Mr. Mahrle. He requested 20 spaces in the Rotary Lot – two (2) for each of the new apartments and two (2) each for the four (4) existing apartments.

Mr. George asked for ideas. It was noted Council is unanimously in support of the concept of using spaces, but the details need to be worked out. Mr. Stains noted he was in favor of the development, as it would assist the downtown and Waynesboro in general. However, he is in favor of leasing spaces.

Mr. Porter noted he was opposed to selling the property as was discussed at the last Council meeting; however, he would be willing to discuss leasing the spaces.

Mr. McCammon noted he felt Council could permit the use of 20 spaces, and that is all that is needed. He listed off the location of many of the adjoining properties and businesses that do not meet the parking requirements. He noted many of the existing units have very little parking.

Mr. Newcomer noted he looked into the matter and it may not be as simple as it seems. Costs could be involved and Council would be setting a precedent. He is not, however, opposed to the use of the lot and leasing some of the spaces may be viable.

Mr. McCammon was unsure the Borough could lease spaces as the lot was developed with the assistance of the Rotary Club and there may be restrictions on the use.

Mr. George notes Council needs to abide by the Zoning Ordinance regarding Mr. Mahrle's proposed development and, as this is a public lot, it needs to remain a lot where the public may park.

Mayor Starliper noted this discussion only deals with the proposed development and not other properties. He noted he met with Tucker Maxwell, who owns a vacant lot next to the proposed townhouses, and Mr. Maxwell may be agreeable to leasing up to 12 parking spaces for the development.

Mr. Robert Snader was present representing the Elks Club. He does not want the lot sold and notes the lot needs to remain mostly public parking, but does not have any objection to a portion of the lot allocated for leasing. He noted the proposed development needs to be accommodated.

Darwyn Benedict of 16 S. Mulberry Avenue notes the area is over-built for the parking available. He is concerned a precedent may be set if Council leases spaces. He asked where would it stop?

Joanne Wildeson owns the Laundromat on S. Mulberry Avenue. She noted, in the past she asked for 30-minute parking in front of her property and was turned down.

Stephen Monn noted Council should view the Rotary Lot as a portion of an all-encompassing downtown development strategy. He too was concerned about setting a precedent. He noted Council could loosen the regulation for parking in downtown, charge an in-lieu parking fee, develop indoor parking and create a new downtown zone.

Mr. Porter noted Council could recommend Mr. Mahrle contact Tucker Maxwell to discuss leasing some of the spaces.

Mr. McCammon urged Council to make a decision and motioned to permit Mr. Mahrle to utilize 20 parking spaces on the Rotary Lot. The motion failed for lack of a second.

A discussion then arose regarding Council's past support of this matter.

After some discussion, Mr. George noted he wanted to state for the record he did not agree in the past to support open parking, but was in favor of reserved parking spaces. He noted Council could agree to designate a portion of the lot for lease and a portion for public parking.

The meeting adjourned at 7:35 p.m.

Respectfully Submitted,

Lloyd R. Hamberger, II
Borough Manager