

APRIL 21, 2021  
WAYNESBORO, PA 17268  
PUBLIC HEARING RE: PROPOSED  
AMENDMENTS TO THE BOROUGH OF  
WAYNESBORO ZONING MAP

Council President C. Harold Mumma called the public hearing (via the Zoom computer platform) of the Waynesboro Borough Council to order at 7:24 p.m. with the following in attendance:

Borough Council Members – C. Harold Mumma, Dade Royer, Jon Fleagle,  
Patrick Fleagle, Michael Cermak and Jarred Knott

Junior Councilperson – William Young

Mayor Richard Starliper

Borough Staff – Jason Stains, Borough Manager  
Kevin Grubbs, Head of Engineering Services  
Sam Wiser, Borough Solicitor  
Matt Schmidt, Code Enforcement/Zoning Officer

Kevin Grubbs was asked to provide testimony in regard to the proposed zoning map amendment and timeline of events, which was as follows –

- February 3, 2020 – Received original request from Otterbein Ministries, Inc. to rezone #801 and #811 Park Street from a Low Density Residential (RL) District to a General Commercial/Office (GC) District.
- March 31, 2020 – Borough Council canceled all public hearings due to the COVID-19 pandemic and will reschedule at a later date depending on the status of the pandemic.
- February 3, 2021 – Contacted by Pastor Michael Newman, Otterbein Ministries, to start the proceedings for rezoning the property located at #801 and #811 Park Street from RL to GC.
- February 17, 2021 –
  - (1) Emailed revised Notice of Public Hearing and Ordinance to the Borough Solicitor for review and approval.
  - (2) Borough Council approved the Public Hearing to be held on April 21, 2021 at 6:30 p.m.

- February 24, 2021 – Received written request from Pastor Michael Newman, Otterbein Ministries, Inc. to rezone the property located at #801 and #811 Park Street from RL to GC.
- March 8, 2021 –
  - (1) Justin George, Solicitor, reviewed and approved the revised Notice of Public Hearing and Ordinance to amend the Official Zoning Map.
  - (2) Emailed attested copies of the Notice of Public Hearing and Ordinance to the Franklin County Law Library for filing and received notification of receipt.
  - (3) Emailed attested copies of the Notice of Public Hearing, Ordinance and request from Otterbein Ministries, Inc. to the Franklin County Planning Commission for review and comments. Received notification of receipt.
  - (4) Emailed attested copies of the Notice of Public Hearing, Ordinance and request from Otterbein Ministries, Inc. to the Washington Township Supervisors for review and comment. Received notification of receipt.
  - (5) Mailed copies of the Notice of Public Hearing, Ordinance and request from Otterbein Ministries, Inc. by certified mail to the adjacent property owners.
  - (6) The Waynesboro Planning Commission reviewed the Ordinance and the request from Otterbein Ministries, Inc. to amend the Official Zoning Map. Upon that review, the Planning Commission made a recommendation to Borough Council to approve the request on a 5-0 vote.
- March 15, 2021 – Received comment letter from the Washington Township Supervisors.
- March 16, 2021 – Posted Notice of Public Hearing around the perimeter of the #801 and #811 Park Street to amend the Official Zoning Map from RL to GC.
- March 23, 2021 –
  - (1) Borough staff emailed Notice of Public Hearing to *The Record Herald* newspaper for publication on April 6, 2021 and April 13, 2021.
  - (2) Received comment letter from the Franklin County Planning Commission that noted a minor revision to the ordinance, which was corrected.
- April 6, 2021 – Notice of Public Hearing was advertised in *The Record Herald* newspaper and was posted in the lobby of Borough Hall.
- April 13, 2021 – Notice of Public Hearing was advertised in *The Record Herald* newspaper.
- April 19, 2021 – Received letter of support for the rezoning from Robert Zimmerman (Potomac Leasing, LLC), a copy of which is attached to these minutes as “Exhibit A”.

Mr. Grubbs added that he also received a telephone call from Norma Horst of 808 Park Street. He relayed her comments and concerns (which she had previously addressed to the Planning Commission) related to an outdoor play area and traffic on Park Street. She also asked for information regarding the entrances they plan to use, and he provided that information to her. She asked that the record show she is not in favor of rezoning this area for a day care.

Pastor Michael Newman spoke in support of the request, noting that all the adjacent properties to the north, south and east are already zoned GC. He also reminded Council that the formerly proposed Tenth Street was abandoned by the Borough several years ago, so these properties all join each other and there are no streets that separate them. This would allow for continuous zoning for all the Otterbein properties (including the chapel and current church building). Lastly, he added that the house on the property is not been used as a residence since 2007 (it is currently used for their counseling ministry and classroom settings), and they don't envision at any point going forward that the house would be used as a residence.

Councilman P. Fleagle asked for clarification on voting procedures for this rezoning request. Solicitor Wisner explained that the proposed ordinance was advertised for Council's consideration at this public hearing and potential action at the Council meeting thereafter. Council members can adopt the ordinance this evening if they decide to, or can act on it at a future meeting.

Public comments were then requested.

Renee Mays – Ms. Mays asked if this rezoning would affect property taxes for homes in the neighborhood. President Mumma noted that there should be no effect on the current taxes, as there are already Commercial zones on both sides of the lots in question. Ms. Mays also mentioned her concern that a day care center may attract child molesters/predators to the area.

Pastor Newman responded that Otterbein takes security very seriously and there will be no access to children at this location. The buildings will be secured, there will be security cameras on-site, and only parents and authorized personnel will be able to enter the buildings. The playground area will be fenced and heavily supervised. All state requirements will be met, and they will not hesitate to contact law enforcement if any potential risk arises.

Hearing no further comments, the hearing closed at 7:45 p.m.

Respectfully Submitted,

Melinda S. Knott  
Borough Secretary