Montrose Borough Planning Commission Minutes

May 18, 2026

Meeting was called to order at 7PM by Planning Commission member Bob Templeton.

Members in attendance:

Mary Zalewski

Gary Barnhart

Bob Templeton

Attendees: Alyssa Sprout MB Secretary, Nick Pappas Zoning Officer, Willy Rowe (Dandy Mini Marts), Brian Grose (Fagan Engineers)

Reading & Approval of the Agenda: Review of Dandy Mart Plan

Reading & Approval of Minutes:

Public Comment: Both Willy Rowe & Brian Degrose were present to answer any questions that the Planning Commission members or Zoning Officer Nick Pappas may have.

Montrose Borough Planning members met on Monday May 18th, 2026, for review and comment regarding Dandy Mini Mart Zoning Application. Tax Parcel Number 124.14-4018.00

Planning Commission member Bob Templeton called the meeting to order at 7PM. Discussion began with Planning Commission member Bob Templeton. Bob has multiple concerns regarding traffic flow, pedestrian crossing near fueling stations. Bob also discussed issues with the West entrance with larger truck traffic making the swing.

Fagan Engineer Brian DeGrose stated traffic studies were conducted, and a semi-trailer can make the swing. He also stated Penn Dot would be the one permitting the entrances/exits to the lot.

Bob Templeton stated he would like to see the diesel pump island moved further East. Brian Desgrsoe stated they cannot be moved any further than where they are shown on the plans due to underground tanks.

Planning Commission member Mary Zalewski stated would like to know if you could fuel on both sides of the island. Brian responded with yes, there are multiple pumps and you can pump fuel on either side.

Planning commission members are mostly concerned with pedestrian traffic near fuel islands and parking lot. Willy Rowe from Dandy Mini Marts stated there are multiple store entrances for pedestrians to utilize. Planning commission member Gary Barnhart suggested crosswalks, designated employee parking areas with painted signage to ensure employees were not taking up

nearest parking spaces for pedestrians. Brian DeGrose stated that could be done. Planning commission member Gary Barnhart asked the operation hours of Dandy. Willy Rowe stated the hours are usually from 5:30AM to 10:30 PM depending. Gary also stated the residence next door may have issues with the lighting. Brian DeGrose stated there was a study done with the island canopy lighting and any lighting that may affect that residence and he assured all adjustments have been made in the lighting plans. Lighting will not affect the homeowner nearest the Dandy Mart location.

Planning Commission member Bob Templeton asked if the price signs or signs on building meet Borough Code. Brian DeGrose stated he looked into Code and assured the planning commission that when they are ready to apply, they will meet Code requirements.

Planning Commission member Gary Barnhart asked if they intend to put shrubbery along the main roadway. Brian DeGrose stated yes, but it would be shrubbery that followed code and that it would not block any sight distance for the entrances and exits.

Zoning Officer Nick Pappas stated it may be a good idea to put speed limit signs within the parking lot areas. Willy Rowe stated they do not post speed limits in their parking lots, but it is something they could do.

Gary Barnhart inquired about the backside of the property. Brian DeGrose stated a lot of fill needs to be brought in to bring the property up to the level that is needed. He stated there would need to do erosion control with an erosion control blanket. He also stated a guardrail would be put in place across the entire back of the property.

Secretary Alyssa Sprout asked how the long build time would be. Brian DeGrose stated it would take approximately 6 to 8 months for completion. Alyssa also inquired about a backup generator for power outages. Willy Rowe stated they install transfer switches at all locations for generators in case of a power outage.

Gary Barnhart inquired if this location would be selling propane tanks for grilling. Willy Rowe stated yes, the use Blue Rhino and they follow all proper protocols for safety on locations.

Willy Rowe and Brian Degrose thanked the Planning Commission for their time.

Mary Zalewski made the motion to adjourn. Gary Barnhart 2nd the motion. Meeting adjourned at 7:50MPM.

Signed:

Alyssa Sprout