

## **BOROUGH OF LEMOYNE PLANNING COMMISSION**

### **April 11, 2023 - MEETING MINUTES**

The hybrid monthly meeting of the Lemoyne Planning Commission was called to order by Chairperson Bank, both in person and via Zoom platform, on Tuesday, April 11, 2023, at the Lemoyne Borough Building. No Zoom attendees were noted.

#### **Roll Call**

**LPC Members Present:** Thomas Bank, Robert Rapak, Gale Gallo, Gene Koontz

**LCP Members Absent:** Zach Border

**Borough Staff and Advisors:** Trisha Rafferty Code Enforcement Officer. Michael Knouse Borough Engineer.

**Applicants/Representatives:** Shawn Weber & Ella Sobek, Project Managers (Whitney Bailey Cox & Magnani, LLC. (WBMC, LLC)-Brother and Sister Food Services.

Construction representatives of Brother and Sister Food Services

**Guests/Residents:** None

**Press:** None

The meeting was called to order by Chairperson Bank at 7:03 PM

#### **Public Comments**

None

#### **Review/Approval of Minutes**

Chairperson Bank requested a motion to approve the minutes from the March 14, 2023, LPC meeting. Motioned by Gallo. Seconded by Koontz. UNANIMOUSLY APPROVED

#### **Unfinished Business**

Brother and Sister Food Services proposal. (1201 Hummel Avenue)

#### **Discussion**

Representative of WBMC, LLC (Shawn Webber and Ella Sobek) addressed several questions and concerns from members of the Commission. Borough engineer, Mike Knouse, also addressed questions from Commission members. Mr. Knouse referred to his most recent report of April 11, 2023 (Review No.3). All seven (7) "Requested Alterations of Requirement" were addressed in that review.

After general questioning, discussion and clarification members of the Planning Commission reached a consensus with the correlated recommendations contained in the Borough Engineer's report.

Borough Engineer Knouse also noted that, in as much as a minor segment of the proposed development is actually in Lower Allen Township, Lower Allen Township has decided to defer authority for this proposal to Lemoyne Borough.

#### **Motions:**

In keeping the with discussion, Chairperson Bank requested a motion on the status of the proposal. Mr. Koontz made a motion to recommend to Borough Council that it approve all the "Requested Alterations of Requirement" noted as items "A" through and including "G" in the WBCM, LLC letter of April 3, 2023. The motion was seconded by Mr. Rapak. It was UNANIMOUSLY APPROVED.

Mr. Koontz made an additional motion to recommend that, subject to any remaining matters noted in the Rettew (Borough Engineer's) letter of April 11, 2023, Borough Council approve the Preliminary and Final Land Development Plan for the Brother & Sister Food Services proposal. The motion was seconded by Ms. Gallo. It was UNANIMOUSLY APPROVED.

**New Business**

None

**Officer Reports:**

N/A

**Staff Reports**

Codes Enforcement Officer Rafferty noted that the designation of "Blighted Property" for 545 Hummel Avenue has been halted. Ms. Rafferty has been contacted by the lien holder, M&T Bank. They are, reportedly, making improvements to the property in hopes of selling it.

**Miscellaneous Comments/Announcements**

None

**Next Meeting**

There will be no Planning Commission meeting in May 2023. If needed, the next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, June 13, 2023, at 7:00 p.m. in a hybrid format. That meeting is TBD.

Commissioner Gallo moved to adjourn the meeting. Seconded by Commissioner Rapak. The motion was UNANIMOUSLY APPROVED.

**Minutes prepared by  
Robert Rapak, Secretary  
Lemoyne Planning Commission**

**Attachments:**

None