

BOROUGH OF LEMOYNE PLANNING COMMISSION
Minutes of the Meeting

February 10th, 2015

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, February 10th, 2015 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

Roll Call

LPC Members Present: Zach Border, Carolyn Green, Thomas Bank

LPC Members Absent: Gale Gallo

Borough Staff: Robert Ihlein (Borough Manager)

CCPD Staff: None

Applicants / Representatives: Joseph Katkocin

Guests / Residents: Bob Huggler (resident)

Press: None.

The meeting was called to order by Chairman Zach Border at 7:02 p.m.

Approval of Previous Meeting Minutes

A motion to approve the December 9, 2014 meeting minutes was made by Ms. Green, seconded by Mr. Bank, with all in favor.

Public Comment

None

Unfinished Business

None

New Business

Katkocin Sketch Plan

Mr. Katkocin brought a sketch plan of proposed dwelling units on two properties in the first block between Herman Avenue and Peach Street and asked questions relating to the Development Compatibility Overlay (DCO), how best to meet those requirements, and whether there would be any other issues he should be aware of.

An initial sketch plan that was presented showed the dwelling units facing Peach Street, but behind garages that fronted on Peach Street. The Zoning Ordinance (ZO) states that buildings should face the "major" street - which would be Herman Avenue. The DCO states that building attributes, including orientation, should conform to neighboring structures. Several buildings between Hummel Avenue and Peach Street face Peach Street and none of the existing buildings on the first block between Herman and Peach primarily face Herman. Three face First Street, one has faces towards both Herman and Peach, and the third faces sideways in the lot. One of the two lots already has a garage on Peach and the second lot is proposed to have the same. As such, the discussion was that the proposed dwelling should face Herman rather than face Peach but be "hidden" behind the garages.

Mr. Katkocin stated that he would prepare formal documents for submission.

Election of Officers

With the absence of Ms. Gallo and with only four current LPC members, it was decided to postpone the election of officers for 2015 until the full roster of current members could be available.

Officers Reports

None.

Staff Report

Mr. Ihlein gave updates on events with the Zoning Hearing Board (ZHB). There were two recent variance requests before the ZHB - those for the proposed antique store at Fifth and Bosler and those for the proposed Artis Senior Living center on Twelfth Street.

The antique store issue was continued until a future meeting where the petitioner would provide more information about the costs and returns involved with converting the building for residences to prove economic hardship in doing so.

The Artis issue was also continued pending more input from residents of Copper Ridge and of Brandt Avenue as to the effects of the variances on their properties and that of the general area.

Mr. Ihlein also said that the recent changes to the ZO concerning the Gateway Signs and Sandwich Board signs were approved by the Borough Council. The solicitor had made a suggestion on the process for Gateway Sign approval, but as that change to the proposed ordinance would have to be reviewed by the applicable parties, it was decided to approve the ordinance as it stood and make that change at a later date when there were other ZO revisions.

Finally, Mr. Ihlein stated that review and changes to the Subdivision and Land Development Ordinance (SALDO) would be coming later this spring.

Other Pertinent Business

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, March 10th, 2015 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 7:53pm.

**Minutes prepared by
Thomas Bank, Secretary
Lemoyne Planning Commission**