

**BOROUGH OF LEMOYNE PLANNING COMMISSION**  
**MAY 12, 2015**                      **MEETING MINUTES**

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, May 12, 2015 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

**Roll Call**

**LPC Members Present:** Thomas Bank, Zach Border, Gale Gallo, Carolyn Green, Audra Spilewski

**Borough Staff:** Robert Ihlein (Borough Manager), Michael Knouse (Borough Engineer)

**CCPD Staff:** Stephanie Williams

**Applicants/Representatives:** None

**Guests/Residents:** None

**Press:** None

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

**Public Comment**

Ms. Spilewski brought up two issues with the Lemoyne zoning ordinance. Her concerns were related to fences and crops/gardening coinciding with property lines. Regarding fences, the zoning ordinance states that a fence must be placed a foot from the property line. Ms. Spilewski brought up that if two neighboring houses complied with this, there will be 2 feet of space between the fences. Mr. Bank acknowledged this was discussed when they were drafting the ordinance and this is common in zoning ordinances. Mr. Border commented that if a resident feels something is in violation of the zoning code, Mr. Ihlein or the Zoning Officer would make that decision.

Ms. Spilewski was also concerned that the Zoning Ordinance on the Borough website was different than the copy she had. Mr. Bank agreed that the version on the website is incorrect, but he was unsure on how to correct this. Mr. Border said he would address this at the next Administrative Committee meeting.

**Approval of Previous Meeting Minutes**

A motion to approve the April 14, 2015 meeting minutes was made by Ms. Gallo, seconded by Ms. Spilewski, with all in favor.

**Unfinished Business**

Planning Commission officers, Mr. Ihlein, Mr. Knouse, and Ms. Williams began working on a draft of the Subdivision and Land Development Ordinance (SALDO). Part 1 – Short Title, Part 2 – Definitions, and Part 3 – Plan Processing Procedures and Requirements were reviewed. Discussions focused on Part 3 – Plan Processing Procedures and Requirements, Section 304 Preliminary Plan, Section 305 Final Plan, Section 306 Minor Subdivision or Land Development Plan, and Section 307 Reports and Supplementary Information.

Mr. Knouse briefly addressed curbs and sidewalks and ADA compliance.

Planning Commission officers, Mr. Ihlein, Mr. Knouse, and Ms. Williams will pick up SALDO discussions at the June 9, 2015 Planning Commission meeting. Discussions will begin with Part 4 – Design and Improvement Standards.

**New Business**

None

**Officer Reports**

None

**Staff Reports**

Mr. Ihlein reported there is no new information about the Artis Senior Living project, but the project is still under consideration.

Ms. Spilewski spoke about a Planning Commission course she recently attended. Ms. Spilewski said she received a lot of helpful and valuable information and recommended members attend in the future. Ms. Spilewski shared information she received at the course, including concerns of Planning Commission members being required to be in compliance with the Sunshine Act. Mr. Ihlein stated since the commission is an advisory body members would not be required to comply.

**Announcements/Next Meeting**

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, June 9, 2015 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 9:10 p.m.

**Minutes prepared by  
Carolyn Green, Secretary  
Lemoyne Planning Commission**