

BOROUGH OF LEMOYNE PLANNING COMMISSION

April 12, 2016

MEETING MINUTES

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, April 12, 2016 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

Roll Call

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

LPC Members Absent: Zach Border

Borough Staff: Michael Knouse, Karen Unger, Robert Ihlein

CCPD Staff: None

Applicants/Representatives: John Frick, Owner 140 Bosler Avenue

Brian Swett, Owner 142 Bosler Avenue

Robert Fisher from R. J. Fisher & Associates, Inc.

Michael Kearney and Brandon Johnson from Monarch Development Group, LLC

Guests/Residents: Bob Rapak, Kathleen Garrett

Press: None

The meeting was called to order by Chairwoman Gale Gallo at 7:05 p.m.

Public Comment

None

Approval of Previous Meeting Minutes

A motion to approve the March 8, 2015 meeting minutes, with corrections, was made by Mr. Bank, seconded by Ms. Spilewski.

Unfinished Business

The Commission discussed Michael Knouse's letter dated March 18, 2016 regarding William Grace's proposed tradesman storage units on Pear Street. Mr. Knouse provided K&W Engineers, LLC with a copy of Lemoyne's SALDO and Stormwater Management Ordinance. A new plan must be presented to the Commission. To date a new plan has not yet been submitted.

The Commission further discussed the Lemoyne Planning Commission Bylaws, specifically Article IX Sections 1 and 5. The Commission decided to include the meeting day and time in Section 1. Section 5 will be edited to align plan submission requirements with SALDO submission requirements.

New Business

John Frick and Brian Swett attended the meeting to discuss the submitted Conditional Use Application for a Demolition Permit to remove structures damaged by fire on 140 and 142 Bosler Avenue. The application was submitted incomplete. Mr. Frick and Mr. Swett are working together and propose to rebuild a two-story structure with a peaked roof. A motion was made by Mr. Bank to approve the incomplete application with three stipulations: 1. Complete the Conditional Use Application by Friday, April 15, 2016; 2. Set up a meeting with Robert Ihlein, Zoning Officer, by Friday, April 15, 2016; and 3. Submit a building permits within six months (October 12, 2016). Ms. Green seconded the motion with all in favor.

Robert Fisher from R. J. Fisher & Associates, Inc. and Michael Kearney and Brandon Johnson from Monarch Development Group, LLC attended the meeting to discuss a future Land Development Plan. R. J. Fisher & Associates, Inc. and Monarch Development Group, LLC are proposing to build a three story apartment building on Twelfth Street. The building would include one, two, and three bedroom apartments. The apartments will be general occupancy and a majority of them will be two bedrooms.

At the March 10, 2016 Borough Council meeting, Council motioned to direct the Commission to research, and then recommend, changes to the Borough Zoning Ordinance to address conversions of single family dwelling units to multi-family dwelling units, as well as conversions of commercial properties to residential use, including multi-family dwellings. Mr. Knouse is going to come to the next Commission meeting with sample definitions and sample standards to begin the discussion. The Commission should consider creating a definition for “conversion apartment” and what zones conversion is a concern.

Officer Reports

None

Staff Reports

None

Miscellaneous Comments/Announcements

None

Next Meeting

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, May 10, 2016 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 9:07 p.m.

Minutes prepared by

Carolyn Green, Secretary

Lemoyne Planning Commission