

BOROUGH OF LEMOYNE PLANNING COMMISSION
JUNE 14, 2016 **MEETING MINUTES**

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, June 14, 2016 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: Michael Knouse, Nate Merkel, Robert Ihlein

CCPD Staff: Stephanie Williams

Applicants/Representatives: Adam Davis, K&W Designing Environments
Bill Grace

Guests/Residents: None

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 May 10, 2015 meeting minutes was made by Mr. Bank, seconded by Mr. Border.

Unfinished Business

Adam Davis from K&W Designing Environments and Bill Grace attended the meeting to discuss the proposed Pear Street tradesman units. The proposed use will be considered "light industrial" and will follow the applicable ordinance requirements. The plan has been revised by decreasing the number of units from 10 to seven, a bathroom has been added, and parking has been added to be in accordance with the ordinance. Mr. Grace is requesting a waiver for the following requirements: basin within setback, stormwater volume control, basin side slopes, curves and sidewalks.

Mr. Knouse pointed out the following issues with the plan: the plan currently does not comply with Section 407.G, existing streets which do not conform to the right-of-way and cartway requirements shall be improved from the center line of the street abutting the property; proposed fencing and hours of operation are not included in the Hours of Operation and Management Plan. Mr. Knouse also recommended approving waivers with the condition of providing water quality improvements.

A motion to table the submission to next month to allow K&W Designing Environments and Bill Grace to make revisions was made by Mr. Bank, seconded by Mr. Border.

The Commission reviewed a draft ordinance addressing apartment conversion units. A motion by Ms. Green was made to recommend Lemoyne Borough Council review the ordinance, seconded by Mr. Bank.

The Commission continued to discuss the bylaws. It was recommended Mr. Bank will compare the original bylaws with the updated version. Mr. Bank will provide the updated version to the Commission members before July's meeting.

New Business

Cliff Karlson, Codes Enforcement Officer, met with the Commission to discuss the following potential planning issues/topics: medical marijuana manufacturing, transportation, and distribution; AirBnB; small-cell telecommunications antennas; and micro-breweries.

Ms. Williams suggested it might be premature to address medical marijuana since the regulations are so new and still being interpreted. Cumberland County is strongly cautioning municipalities from adopting any regulations at this point.

Officer Reports

Ms. Spilewski recommended more order during plan submission discussions.

Staff Reports

None

Miscellaneous Comments/Announcements

Ms. Gallo reported the Lemoyne Business Association will be hosting the symphony concert at Negley Park on July 2.

Next Meeting

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, July 12, 2016 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 8:44 p.m.

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