

## **BOROUGH OF LEMOYNE PLANNING COMMISSION**

**March 21, 2016**

## **MEETING MINUTES**

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, March 21, 2016 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

### **Roll Call**

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

**Borough Staff:** Skip Memmi

**CCPD Staff:** None

**Applicants/Representatives:** Lemoyne Middle School Property – Jonathan Bowser, CEO of Cumberland Area Economic Development Corporation and the Real Estate Collaborative, LLC

**Guests/Residents:** Laurie & Tom Zimmerman, 46 N 8<sup>th</sup> Street

David & Kathleen Luckenbill, 829 Ohio Avenue

Andrea MacDonald, 28 N 4<sup>th</sup> Street

Ryan & Kalyn Hale, 47 N 8<sup>th</sup> Street

Mary Ellen Heefner, 509 Ohio Avenue

Linda Farr, 425 N 4<sup>th</sup> Street

Brad & Renee Hoffman, 731 Walnut Street

Barbara Haffly, 39 N 8<sup>th</sup> Street

Robert Levenson & Donna Savage, 801 Indiana Avenue

Bruce Barnes, 900 Indiana Avenue

Chris Johnson, 56 N 8<sup>th</sup> Street

Kasha & Mike Griva, 344 Bosler Avenue

John Scalera, 508 Indiana Avenue

Victoria Madden, 1056 Brandt Avenue

Jenny Blom, 226 Walnut Street

**Press:** None

The meeting was called to order by Chairwoman Gale Gallo at 7:00 p.m.

### **Public Comment**

None

### **Approval of Previous Meeting Minutes**

A motion to approve the December 13, 2016 meeting minutes was made by Mr. Bank, seconded by Ms. Spilewski, and with all in favor.

### **Unfinished Business**

None

### **New Business**

#### **Lemoyne Middle School Property**

Jonathan Bowser, CEO of Cumberland Area Economic Development Corporation (CAEDC) and the Real Estate Collaborative (REC), LLC, attended the meeting to discuss CAEDC and REC's acquisition of the Lemoyne Middle School property and any plans the agency has for the property. As some background, Mr. Bowser explained CAEDC is a quasi-governmental agency that is overseen by the County Commissioners. One of CAEDC's duties is promotion of Cumberland County tourism. REC is an entity that looks to redevelop sites throughout Cumberland County. Its focus is on challenging sites such as old buildings or areas with outdated zoning. REC has a five member Board that is independent of the Commissioners.

Regarding the Lemoyne Middle School property, CAEDC has been struggling to find a buyer. There are major issues with the building such as asbestos, a leaking roof, and split zoning. An agreement was made with the West Shore School District that within nine months CAEDC will assess the site in order to determine any environmental issues, line up financing, and successfully sell the location. If all goes well, CAEDC is hoping to close on the property by December 31, 2017.

The engineering process of the property has not yet started. A feasibility study of the property and a market analysis of the area will be conducted in order to determine what would be the best fit. CAEDC and REC want to work with the Planning Commission, Borough Council, and community throughout the process. REC will develop the property and a private entity will take over and be the long term landlord.

There were a lot of concerns brought up by residents regarding the development of the property and what would be best for Lemoyne.

Lori Zimmerman (46 N 8<sup>th</sup> Street) was concerned with the conflicting information she has heard about the property. The presentation at this meeting differed from a report given at a recent Zoning Board meeting. She also questioned who possible investors would be. Mr. Bowser explained the presentation at the Zoning Board meeting was based on plans submitted by other developers that have previously shown interest, not CAEDC's review of the property. He reiterated that an engineering firm has not yet been selected and a recent review has not yet begun. The agency should not have communicated old information without conducting a review of the property. Investors will be brought in, but CAEDC will be a majority shareholder with veto power.

Kasha Griva (344 Bosler Avenue) commented that a current trend is to bring back historical charm to buildings and she recommended following that trend since the middle school is a historical building. Getting a tenant that provides an educational service or a child focused business would be a good fit for the community. Ms. Griva does not think apartments would be a good idea since the schools in the school district are already overcrowded and dramatically increasing the population would only add to it.

Mr. Bowser informed Ms. Griva that CAEDC does like to restore buildings and they are currently doing this in Carlisle. When possible, they want to keep a building. Because of the middle school's lengthy vacancy, maintenance issues, and building configuration, conservation in its current state might not be possible. The goal is for the property to be developed to enhance the community, not merely profit.

Andrea MacDonald (28 N 4<sup>th</sup> Street) wants to ensure the middle school property falls in line with Lemoyne's comprehensive plan. Ms. MacDonald believes the property can be repurposed as schools and buildings in worse shape have been. She requests CAEDC fully explore repurposing because of the school's connection to the Borough. Ms. MacDonald urged Mr. Bowser to continue to work with the community as this is a project of great interest and concern. It is not a regular occurrence for Lemoyne residents to become so involved in a project.

Brad Hoffman (731 Walnut Street) sees kids on the roof of the middle school so he is glad the property will soon be occupied. He also expressed disappointment in the amount the West Shore School District sold the property for. Mr. Hoffman asked Mr. Bowser how the REC Board is appointed and what could happen to change the December 31 closure date. Mr. Bowser explained the REC Board is appointed by the CAEDC Board of Directors and the CAEDC Board is appointment by the County Commissioners. There are three members that serve on both the RED and CAEDC boards. Addressing the question on what could alter the December closure date, as of now Mr. Bowser does not see anything that would change it. Their biggest challenge could be reaching common ground with the community.

Bruce Barnes (900 Indiana Avenue) is in support of redeveloping the property, but wants to make sure the project is done right. There have been past development projects in Lemoyne that have not gone as planned. Mr. Barnes cautioned rezoning is a very serious move and believes the property can be built within the current zoning if done right.

Linda Farr (425 N 4<sup>th</sup> Street) is in favor of community improvement and would prefer the middle school be historically restored or at least match the community. It is important the property not negatively affect property values in the area. Lemoyne is a community of homes and apartments would stick out. Ms. Farr asked who the members of the REC Board are. Mr. Bowser stated information about the REC can be found at [www.cumberlandbusiness.com](http://www.cumberlandbusiness.com). REC has a section on the website where Board members are listed. CAEDC Board members and staff are also listed on the website. Ms. Farr also asked Mr. Bowser what the next steps are and if there can be community involvement when bringing businesses to potential retail space. Mr. Bowser is open to working with the community. He thinks the best way to move forward is to come back to a community meeting or a Planning Commission meeting with three or four redevelopment plans and get feedback as to what the residents like and dislike. He is unsure of community involvement in recruiting retailers, but he will take note of any suggestions provided.

Kalyn Hale (47 N 8<sup>th</sup> Street) lives right next to the Lemoyne Middle School property. Anything done to the property will directly affect her. A four story building would have people looking directly in their property/backyard and demolishing the property would affect their retaining wall. She is concerned with potential traffic because there are already traffic issues in the area. Ms. Hale asked if the property could be developed into government assisted housing and Mr. Bowser said no. Ms. Hale was also concerned that if the property was developed into apartments it would be too much flow for the Borough's sewer system. Mr. Bowser informed Ms. Hale that the Borough has a new plant that would be able to handle an increased capacity.

Jenny Blom (226 Walnut Street) is concerned about safety and additional traffic. There are a lot of walkers in the area, both students and residents. Additional stop signs might be needed in order to ensure the area remains safe for walkers. Ms. Blom also echoed the opinion of other residents that a new building should fit the style of the community. Mr. Bowser said traffic and proximity to Washington Heights Elementary School will be taken into consideration when developing.

Barbara Haffly (39 N 8<sup>th</sup> Street) lives next to the property and would like to not be surrounded by bricks and cement. She stated it would be nice to have some sort of nature remain.

John Scalera (508 Indiana Avenue) is concerned with the mixed messages from CAEDC. He is also concerned with the December 31 completion date. If the project is rushed, it will not be done correctly. CAEDC needs to keep in mind that this property should benefit the community in the future as well.

Kathleen Luckenbill (829 Ohio Avenue) asked if a traffic study has been conducted. Mr. Bowser answered that a traffic study has not been done yet and is not sure if one will be needed. Once the engineer begins working on the project we will know if a study is needed.

Victoria Madden (1056 Brandt Avenue) echoed concerns about traffic problems. An increase in population in that area would probably warrant a traffic study. Ms. Madden asked what engineering firms CAEDC is using for current projects. Mr. Bowser shared there are two projects in Carlisle. Murray & Associates is the engineering firm selected for one property and the other site does not have an engineer yet. HRG is the engineering firm for a project in Shippensburg. Ms. Madden asked when REC Board meetings are held and how projects are reviewed by them. Mr. Bowser answered by stating REC has private monthly Board meetings. The Board members are residents of Cumberland County so they have a vested interest for projects to work for the community.

### **Medical Marijuana Facility**

Ms. Gallo shared a medical marijuana facility will be coming to Lemoyne. A lease has been signed, but nothing else has been presented to the Borough. You cannot spot zone so the facility will be going in.

Mr. Bank brought up the fact that the Borough cannot enact a zoning ordinance that contradicts state rules. The Planning Commission should think about what zoning areas in the Borough would be best for this type of business. We would have to check and see if we could put in additional distance requirements, such as being a certain distance from residential zoned areas. As a starting point, the Commission should use Tri County's medical marijuana facility ordinance model.

Mr. Memmi added a total of three medical marijuana facilities are looking at properties in Lemoyne.

Kasha Griva (344 Bosler Avenue) commented it could be beneficial to research the effect on communities when medical marijuana facilities are brought in.

Mr. Border reminded the Commission and attendees that we do not target specific businesses or industry. We can determine what zones it can be restricted to, but we should not target a business.

The Commission decided to table the discussion until next meeting when input and guidance could be given by Stephanie Williams of Cumberland County Planning Department.

#### **Election of Officers**

Mr. Border made a motion to reelect the current officers. Mr. Bank seconded the motion, with all in favor. Ms. Gallo will remain Chair, Ms. Spilewski will remain Vice Chair, and Ms. Green will remain Secretary.

#### **Officer Reports**

None

#### **Staff Reports**

None

#### **Miscellaneous Comments/Announcements**

Mr. Border expects the Commission to see plans from the Fire Commission regarding the new fire house in late spring or early summer.

Mr. Bank provided the Commission with information from the Lancaster County Planning Commission so members could familiarize themselves with how other planning commissions operate.

#### **Next Meeting**

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, April 11, 2017 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 9:05 p.m.

#### **Minutes prepared by**

**Carolyn Green, Secretary**

**Lemoyne Planning Commission**