

## **BOROUGH OF LEMOYNE PLANNING COMMISSION**

**April 11, 2016**

## **MEETING MINUTES**

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, April 11, 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:** Michael Knouse

**CCPD Staff:** None

**Applicants/Representatives:** None

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

James McNaughton, 327 Walnut Street

Kathleen Luckenbill, 829 Ohio Avenue

**Press:** None

The meeting was called to order by Chairwoman Gale Gallo at 7:02 p.m.

### **Public Comment**

None

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

A motion to approve the March 21, 2016 meeting minutes as amended was made by Mr. Bank, seconded by Ms. Spilewski, and with all in favor.

### **Unfinished Business**

#### **Medical Marijuana Facility**

Michael Knouse continued the discussion on what the Commission will need to do if they want to address medical marijuana facilities. Borough Council would need to authorize the Commission to draft an ordinance. This process takes a while as it involves the Planning Commission, Borough Council, Zoning and Ordinance Committee, and public comment period. If an ordinance is pending, Council can adopt a pending ordinance clause, which would prevent applicants from taking advantage of "grandfathering." Mr. Knouse recommends Council and Planning Commission address this issue, not just for the current applicants, but for future applicants.

Mr. Bank asked what specific zoning regulations the state requires. Mr. Knouse was not aware of all the specifics, but a Borough ordinance cannot contradict state regulations.

Three medical marijuana facilities are interested in Lemoyne, but the probability of all three receiving state approval is slim. Mr. Knouse believes no zoning approval was given to one medical marijuana facility that has already signed a lease.

James McNaughton asked if the Borough had any say in allowing a medical marijuana facility. He was inquiring if this is something Lemoyne has to accept. Mr. Knouse explained the Borough must have an area zoned for this type of facility. Mr. Bank provided an additional explanation stating since there is no current ordinance regarding medical marijuana facilities there is no restriction as to where a facility can go.

### **New Business**

#### **West Shore Bureau of Fire – New Building**

Cliff Karlsen, Codes Enforcement Officer, issued an administrative completeness letter which starts the clock on the 90 day review process. West Shore Bureau of Fire will be meeting with Michael Knouse on Thursday,

April 13. Mr. Knouse will discuss additional land development waivers the Bureau might need to apply for. Zoning waivers for the new build were already granted by the Zoning Board at the October 2016 meeting.

James McNaughton asked about what is happening to the current fire house and if a geological study has been done on the new site. Mr. Bank answered the church across the street has first right of refusal to the current fire house's property. Mr. Knouse confirmed a geological study has been done on the new site.

#### **Officer Reports**

None

#### **Staff Reports**

Michael Knouse informed the Commission Lafferty Lumber has submitted a sketch plan to the Borough.

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

None

#### **Next Meeting**

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, May 9, 2017 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 8:05 p.m.

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