

BOROUGH OF LEMOYNE PLANNING COMMISSION
May 9, 2016 **MEETING MINUTES**

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, May 9, 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: Bill Swanick, HRG, Inc.

Guests/Residents: Laurie & Tom Zimmerman, 46 N 8th Street

Dave & Patty Beasley, 409 Herman Avenue

Joe Gargiolo, 771 Pennsylvania Avenue

Colleen Watson, 67 N 9th Street

John Scalera, 508 Indiana Avenue

Press: None

The meeting was called to order by Chairwoman Gale Gallo at 7:01 p.m.

Public Comment

None

Approval of Previous Meeting Minutes

A motion to approve the April 11, 2016 meeting minutes as amended was made by Mr. Bank, seconded by Ms. Spilewski, with all in favor.

Unfinished Business

Lemoyne Middle School Property

The next community meeting to discuss the Lemoyne Middle School property will be Wednesday, May 24 at 7:00 pm at Washington Heights Elementary School. The REC, Dr. Stoltz of the West Shore School District, and the Concerned Citizens of Lemoyne will be in attendance.

Medical Marijuana Legislation Review

Until tasked by Council, the Commission cannot move forward with addressing medical marijuana facilities in the Zoning Code.

New Business

West Shore Bureau of Fire – New Building

Bill Swanick of HRG, Inc. presented plans of the new West Shore Bureau of Fire building. Mr. Swanick gave a general overview of the plans and reviewed the zoning variances that have been granted.

West Shore Bureau of Fire requested a waiver to certain requirements of the Subdivision and Land Development Ordinance (SALDO) and Stormwater Management Ordinance (SWMO): 1. SALDO Section 304: Preliminary Plan Requirements, 2. SALDO Section 307.E: Erosion and Sedimentation Control Plan Submission, 3. SALDO Section 307.G: Traffic Impact Statement, 4. SALDO Section 307.I: Environmental Impact Assessment, 5. SALDO Part 5: Public Improvement Security, and 6. SWMO Section 605: Municipal Stormwater Maintenance Fee. Mr. Knouse had no concerns with the additional waivers being requested. He recommended it should be at the discretion of Borough Council to grant waivers on fees. Mr. Border made a motion to favorably recommend waivers 1-4 and no recommendation on waivers 5 and 6, Ms. Green seconded the motion, with all in favor.

Ms. Spilewski had questions about the fire house's driveway connecting to the Borough Office's parking lot. She also questioned how the height of the fire house would compare with the Borough building. Ms. Gallo questioned if traffic signs were now needed in the parking lot due to the future increase in traffic. Mr. Swanick clarified that the fire trucks would not be using the back driveway into the Borough Office parking lot. Mr. Beasley, who is a volunteer of the West Shore Bureau of Fire, shared that there are only five Lemoyne residents who are members of the West Shore Bureau of Fire so there will not be a dramatic increase in traffic through the parking lot.

Mr. Border made a motion to recommend the plans to Council, Ms. Green seconded, with all in favor.

Lafferty Lumber

Lafferty Lumber submitted full preliminary/final plans. Lafferty Lumber, Michael Knouse, and Cliff Karlsen, Codes Enforcement Officer, will meet Wednesday, May 17. The Commission will review plans at the June meeting.

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, June 13, 2017 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 7:52 p.m.

Minutes prepared by

Carolyn Green, Secretary

Lemoyne Planning Commission