

BOROUGH OF LEMOYNE PLANNING COMMISSION

June 13, 2017

MEETING MINUTES

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, June 13, 2017 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, Cliff Karlsen

CCPD Staff: Stephanie Williams

Applicants/Representatives: Thomas Wilson, K&W Designing Environments

Chuck Felak, Lafferty & Company, Inc./Bivgar Realty

Jason McMurray, Lafferty & Company, Inc./Bivgar Realty

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

Brad & Renee Hoffman, 731 Walnut Street

Kathy Luckenbill, 829 Ohio Avenue

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 May 9, 2017 meeting minutes 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, June 28 at 7:00 pm at Washington Heights Elementary School. REC will present a preliminary plan.

Medical Marijuana Legislation Review

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

New Business

Lafferty Lumber Plan Review

Tom Wilson, K&W Designing Environments, presented plans for Lafferty & Company, Inc. The business is requesting three waivers: 1. Preliminary plan shall be submitted in accordance with Section 3014, 2. Provide a landscaping plan in accordance with Section 305.B.2.k and 421 (79 plants are required and 46 are in the plans.), and 3. Sidewalks shall be required along the frontage of the property.

Ms. Gallo asked for clarification as to why a waiver is being requested on the sidewalk requirement. Mr. Wilson explained there were previously no sidewalks at the property and there are no sidewalks at the neighboring properties.

Ms. Green made a motion to approve the waiver of submitting a preliminary plan, seconded by Mr. Bank, with all in favor. Mr. Bank made a motion to approve the waiver on the landscaping requirement, seconded by Ms. Spilewski, with all in favor. Mr. Border made a motion to approve the waiver on the sidewalk requirement, seconded by Ms. Spilewski. The motion failed 2-3, with Mr. Border and Ms. Spilewski in favor and Ms. Gallo, Mr. Bank, and Ms. Green opposed. Mr. Bank made a motion for a deferral of the sidewalk requirement at this

time, seconded by Ms. Green. The motion passed 3-2, with Ms. Gallo, Mr. Bank, and Ms. Green in favor and Mr. Border and Ms. Spilewski opposed.

Mr. Bank made a motion to make a recommendation to Council to approve the Lafferty & Company, Inc. plan, seconded by Ms. Green, with all in favor.

Air BnB

Per request of the Zoning & Ordinance Committee, Borough Council has directed the Commission to discuss how the Borough can manage Air BnB rentals.

A Lemoyne resident reported a neighboring property was being rented weekly. Cliff Karlsen checked AirBnB and confirmed the property was being advertised. Mr. Karlsen contacted the property owner and the property is no longer being advertised as a short term rental and is registered with the Borough as a rental property.

Mr. Bank recommended adding to the Rental Property Ordinance instead of creating a new ordinance to address short term rentals. Mr. Bank made a recommendation to have the Zoning & Ordinance Committee modify the Rental Property Ordinance to state a rental unit cannot be rented for a period of less than 30 days, seconded by Ms. Green, with all in favor.

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, July 11, 2017 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 8:03 p.m.

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