

**BOROUGH OF LEMOYNE PLANNING COMMISSION**  
**FEBRUARY 13, 2018**                      **MEETING MINUTES**

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, February 13<sup>th</sup>, 2018 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

**Roll Call**

**LPC Members Present:** Zach Border, Gale Gallo, Audra Spilewski, Carolyn Green, Thomas Bank  
**Borough Staff:** Cliff Karlsen  
**CCPD Staff:** Stephanie Williams  
**Applicants/Representatives:** Susquehanna Court Property – Jamie Pascotti, Chris Hoover – Hoover Engineering, Pete Russo - Attorney  
**Guests/Residents:** Attached  
**Press:** Allison Dougherty

The meeting was called to order by Chairman Zach Border at 7:00 p.m.

**Public Comment**

Mr. Chris Guarino of 123 S. Sixth Street had comments about streetlights at his property. Due to the width of the cartway, sidewalk, and property line, the unshielded lights shine right in his windows. Also, he questioned the maintenance of a vacant property at Sixth and Hummel. Mr. Karlsen was aware of the maintenance issue, had notified the property owner, and was following up with the property maintenance code. Mr. Karlsen stated that he would look into the lighting issue.

**Review/Approval of December Minutes**

The meeting minutes for the January meeting were reviewed. Ms. Green motioned for approval, Ms. Spilewski seconded, with all in favor.

**New Business**

**Susquehanna Court Property – Re-zoning Request**

Mr. Hoover and Mr. Russo gave an overview of the plans for development of the property to include 24 high end “PUD” units. The property had been zoned Office – Apartment, but the rewriting of the Zoning Ordinance included the change to Office only. It was noted that under the previous zoning there were development plans for professional office or residential projects. None of these moved forward due to traffic issues. The current proposal requests a change of the zoning from Office to Village Mixed Use to allow the proposed PUD units.

There are three properties in the current Office district – the medical office buildings, the vacant lot in question, and the office building for the Attorney General's office. Discussion was that as the vacant lot is in the middle, both other properties would also have to be rezoned so that a zoning district would not consist of a single property – spot zoning.

Ms. Gallo raised a number of questions and was given the following answers. She asked about the address of 110 Lowther – that is the one address for the medical offices, the two buildings are 108 and 110 Lowther. She asked if the other property owners were contacted – they have not been contacted and it was the applicants' position that the Borough could rezone the properties without notifying the other property owners. She stated that there were proposals for 24 and 30 units but it was unclear how many stories the buildings would be and questioned whether they would exceed the Borough's height limits – it was stated that plans were only preliminary at this point and specific configurations were not finalized. She stated that the proposed vegetative buffer seemed minimal – again, specifics were not finalized. She expressed concern on the proposal for \$800K+ units for a site overlooking the 83 Corridor and South Bridge as well as the sewage treatment plant – the applicants felt that comparable communities included the Frasier Center in State College and that they already had 15 commitments. She questioned whether the facility would be owner occupied – there is no guarantee, but

it was likely to be owner occupied. She asked whether the management would be by the owner – it would be by the owner or PMI.

Mr. Bank stated that he had similar concerns to Ms. Gallo and that as far as notification of the other property owners, if someone wanted to rezone their property and also his own property, he would at the very least want to be notified and be allowed to voice his concerns for his own property. He also stated that the VMU would remove a number of allowable uses that may be in conflict with those property owners' future plans. The applicants stated that it was impossible to know what the future may hold and be dictated by those possibilities. Mr. Bank also questioned the \$800K+ price tag on the units considering the location. He also noted that the Copper Ridge development was proposed as \$1 million-plus units and units were selling under \$200K by the end.

Ms. Green asked if a market study had been done to support the \$800K price point – no study had been done.

Ms. Spilewski asked if other options for development that were allowed by the current zoning had been considered – no other options had been considered.

It was decided that the request would be tabled until the other property owners could be notified and their input considered.

### **Market Street Drive-Thru Restaurant**

There were no applicants present for the project and there was some confusion as to whether the project was supposed to be on the agenda for this meeting. It was determined that the staff meeting with the applicants had not been held yet and therefore the project should be on the March agenda. It was also determined that the documents submitted by the applicant for LPC review had inadvertently been given to the Borough Engineer.

### **Officer Reports**

Mr. Bank wanted to address the question of documents provided to the LPC for review. Expanding on the discussion of the Market Street Drive-Thru, it was determined that seven full size plans and seven half-sized plans were submitted. Five of the full sized plans should go to LPC members, one should remain in the office, and one should go to the Borough Engineer. The seven half-sized plans should go to the Borough Council members. With changes in the Borough Office as well as with the Borough Engineer, there was a miscommunication on the distribution. This should be resolved going forward.

### **Staff Reports**

Mr. Karlsen reported that there was a possible submission coming from the owners of the property at 319 S. Third Street. So far, there was nothing from Lafferty Lumber yet.

### **Miscellaneous Comments/Announcements**

None

### **Next Meeting**

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, March 13th, 2018 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 8:20 p.m.

**Minutes prepared by  
Thomas Bank, Secretary  
Lemoyne Planning Commission**

[illegible]