

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

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, March 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, Carolyn Green, Thomas Bank

**LPC Members Absent:** Audra Spilewski

**Borough Staff:** Cliff Karlsen, Mark Harmon

**CCPD Staff:** None

**Applicants/Representatives:** Josh Hoffman, Snyder, Secary & Assoc.; Rick Jordan II, Rick Jordan III, Smith Land & Improvement Corp.

**Guests/Residents:** Attached

**Press:** None

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

**Public Comment**

None.

**Review/Approval of February Minutes**

The meeting minutes for the February meeting were reviewed. Ms. Green motioned for approval, Mr. Border seconded, with all in favor.

**Unfinished Business**

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

Mr. Karlsen stated that 3P's stated they would forward information to the County for review and also that they disagreed that they were required to notify other property owners. Mr. Bank noted Ms. William's email with the section of the Zoning Ordinance requiring property owners' signatures on a rezoning request submission (Section 1215.C.e).

**Market Street Drive-Thru Restaurant – Land Development Plan**

Mr. Hoffman reviewed the Land Development Plan. Mr. Harman reviewed the Engineer's comments on the submission. Updated plans had not been submitted for review by the LPC, so action would not be taken at tonight's meeting. Discussion was to review and approve the waiver requests. Ms. Green asked for reasons for the waivers. A request for waiver of the preliminary plan is a standard request. A request for waiver of a traffic impact study was due to the process involved in gaining PennDOT's approval for the project as Market Street is a State road. A request for waiver of environmental impact study was due to the existing site being nearly completely paved over already. And a request for waiver from DCO requirements was due to the nature of the surrounding properties. Mr. Bank questioned whether the property was even in the DCO and it was determined that it was not, so the waiver for the DCO should be eliminated.

Ms. Gallo asked about approval for sewage capacity and whether a tenant had been determined. It was noted that had been submitted to the Sewer Authority and granted. At this time, a specific tenant was not known. Ms. Green asked about seating capacity and whether that might change once a tenant was determined. It was stated that if something like seating capacity changed, which would affect parking and other requirements, that the change would have to come back to the LPC for approval. Ms. Green asked about the traffic impact on the area. It was stated that it was not expected that the business would be a "destination" point and would have similar traffic to existing.

Mr. Bank made a motion to approve the three waivers, with the elimination of the waiver for the DCO. Ms. Gallo seconded with all in favor.

**New Business**

None.

**Officer Reports**

None.

**Staff Reports**

Mr. Karlsen reported that there was again a possible submission coming from the owners of the property at 319 S. Third Street. Also, a possible submission for the property north of Copper Ridge on 12<sup>th</sup> Street – a senior care center. Finally, there had been another inquiry about a medical marijuana facility for the property at the corner of Third and Market. Mr. Border mentioned that there was possibly a directive coming from Borough Council in regards to the medical marijuana ordinance that has been discussed over the past year.

**Miscellaneous Comments/Announcements**

None

**Next Meeting**

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, April 10th, 2018 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

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

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

SIGN IN  
MARCH 13<sup>TH</sup> PLANNING COMMISSION

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Renee + Brad Hoffman

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" "

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