

BOROUGH OF LEMOYNE PLANNING COMMISSION

September 10, 2019

MEETING MINUTES

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, September 10th, 2019 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

Roll Call

LPC Members Present: Mr. Zach Border, Ms. Gale Gallo, Mr. Gene Koontz, Mr. Thomas Bank

LPC Members Absent: None

Borough Staff: Mr. Tom Yurchison, Code Enforcement Officer; Mr. Cliff Karlsen, Maintenance Department Superintendent; Mr. Mike Knouse, Borough Engineer

CCPD Staff: None

Applicants/Representatives: Mr. Kevin Felmlee – Felmlee Real Estate Group, LLC

Guests/Residents: Attached

Press: none

The meeting was called to order by Chair Zach Border at 7:06 p.m.

Public Comments

None

Review/Approval of August Minutes

The meeting minutes for the August meeting were reviewed. Mr. Koontz motioned for approval of the minutes, Ms. Gallo seconded, with all in favor.

Unfinished Business

None

New Business

Rezoning Request for 42 N. 4th Street, 801 State Street, 845 Pear Street

It was noted that neither the property owners, Mr. & Mrs. Young, nor their representative, Mr. Mark Romeo, were in attendance to present or answer questions.

Mr. Bank presented an overview of the history of the properties through the revisions to the Zoning Ordinance that were adopted in 2012. The property at Pear Street had not changed from the previous zoning and stayed Urban Residential as shown by a 1992 Zoning Map provided by Mr. Karlsen (attached). The property at N. 4th Street had changed with other properties between Poplar and Walnut Streets from Apartment Office to Urban Residential to more align with the nature of the area. The property at State Street was the only property changed from Commercial General and was changed to Village Mixed Use with the creation of the VMU district between the Commercial General and Downtown districts to encourage and preserve the existing mixed-use area of residential and small business use from Elm Street to Fifth Street.

Mr. Koontz provided his thoughts on the properties. As the Fourth Street property was surrounded on three sides by residential properties in an Urban Residential district, he felt that it made sense for the property to remain Urban Residential. As the existing use of the State Street property was allowed in the VMU district and surrounding properties were of similar nature, he found little reason to rezone that property. He felt that the area of the Pear Street property could be considered for zoning change, but perhaps other Pear Street properties should be included if this decision was explored.

Mr. Bank mentioned Ms. Williams ongoing comments from the County that the Borough should review their Comprehensive Plan and make coordinated changes rather than the piecemeal requests that have been appearing

recently and that Mr. Koontz had made a motion at the August LPC meeting to recommend that Borough Council consider a review of the Comprehensive Plan.

As such, Mr. Bank made a motion to deny the rezoning request but to include the request in the Comprehensive Plan review process. Mr. Koontz seconded the motion with all in favor.

Subdivision Plan for 811 Bosler Avenue

The property owner, Mr. Kevin Felmlee was present, but his representative, Mr. Mark Romeo, was not in attendance. Mr. Knouse explained that the submission was administratively incomplete as copies were not sent to the County by Mr. Romeo. Mr. Karlsen confirmed that Mr. Romeo was aware of the requirement to send the documents to the County for review. As such, since the submission was not complete the 90 day clock had not started. There was discussion with the property owner about the submission requirements and the explanations given to Mr. Romeo.

Mr. Bank motioned not to accept the submission due to being administratively incomplete, Mr. Koontz seconded, with all in favor.

Officer Reports

None

Staff Reports

None

Miscellaneous Comments/Announcements

Mr. Michael Twigg, of 247 Walnut Street, commented that he appreciated the comments during the review process of the Young properties and that “zoning is to plan for the future, not just to maintain the past.”

Next Meeting

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, October 8th, 2019 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 7:37 p.m.

Minutes prepared by

Thomas Bank, Secretary

Lemoyne Planning Commission

BOROUGH OF LEMOYNE

Lemoyne Planning Commission Meeting

Tuesday, September 10, 2019

GUEST SIGN IN

[illegible]

May 21, 2019

Mr. Cliff Karlsen
Zoning & Codes Enforcement
Lemoyne Borough
510 Herman Ave.
Lemoyne, Pa. 17043

RECEIVED

JUN 03 2019

RE: Request for Zoning Changes

Dear Mr. Karlsen:

This letter is with regard to the following properties located at 831 Pear Street, 801 State Street, and 42 North 4th Street in the Borough of Lemoyne. The zoning was changed since we purchased the properties from Commercial to Urban Residential & Village/Mixed Use.

It is our understanding that the borough is currently reviewing a list of properties for rezoning consideration, to bring the property zoning more in line with each property's use and functionality. We are requesting that these properties be added to the list for a rezoning consideration preferably changed back to what they were zoned originally when purchased, which was Commercial.

831 Pear Street was originally Oberman Sheet Metal before we purchased the property in 2010 and Carl Oberman built the building so there was always a business there. There are apartments beside this property so the owner decided to put residences beside a commercial business. On this same street was Joe's Ironwork Shop that is currently an Irish Dance Studio.

801 State Street was originally a Gas Station and then a Record Shop. When we purchased the property in 2007 it was Kint's Fire Extinguishers & Specialty Gases. We have since built other buildings on the property that are all Commercial Businesses.

42 N. 4th Street is currently our residence however, when Elizabeth Young bought it in the year 1972, she used it as an antique dealer business. We bought the property from her in 1989 and Norman had his Young Ironwork business here in the garage from 1984 to 1995. On the same block beside our residence is currently a large building with the businesses of Penns Valley Printers, Cumberland Window, and

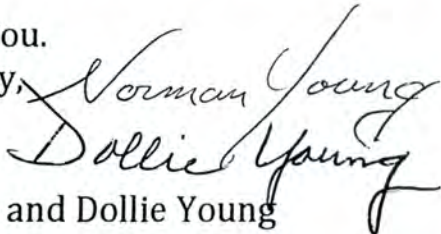
Scotzin Wine & Beer Making Supplies. This particular building was a bowling alley at one time, a skating rink, EDS accounting Firm, and Harrisburg Barber School. We hear dumpster trucks and delivery trucks early in the morning regularly, as well as noise from A.F.S. located off of Market Street. Across the street from our current home was a dentist's office on Walnut Street and across 4th street from the property was Hoopy's Insurance Agency. Currently that property is made into three apartments.

According to your letter that was sent to us dated March 16, 2018 pertaining to a conversation Norman had with you concerning specifically the zoning located at 831 Pear Street, certain businesses would not be allowed under the current zoning classification. By changing the zoning on these properties, it changes the resale value should we decide to sell them. To our knowledge we do not recall ever having been notified of these zoning changes until after they were changed.

We appreciate your consideration to this request and understand it has to be forwarded to Borough Council and that the Planning Commission will decide.

Thank You.

Sincerely,

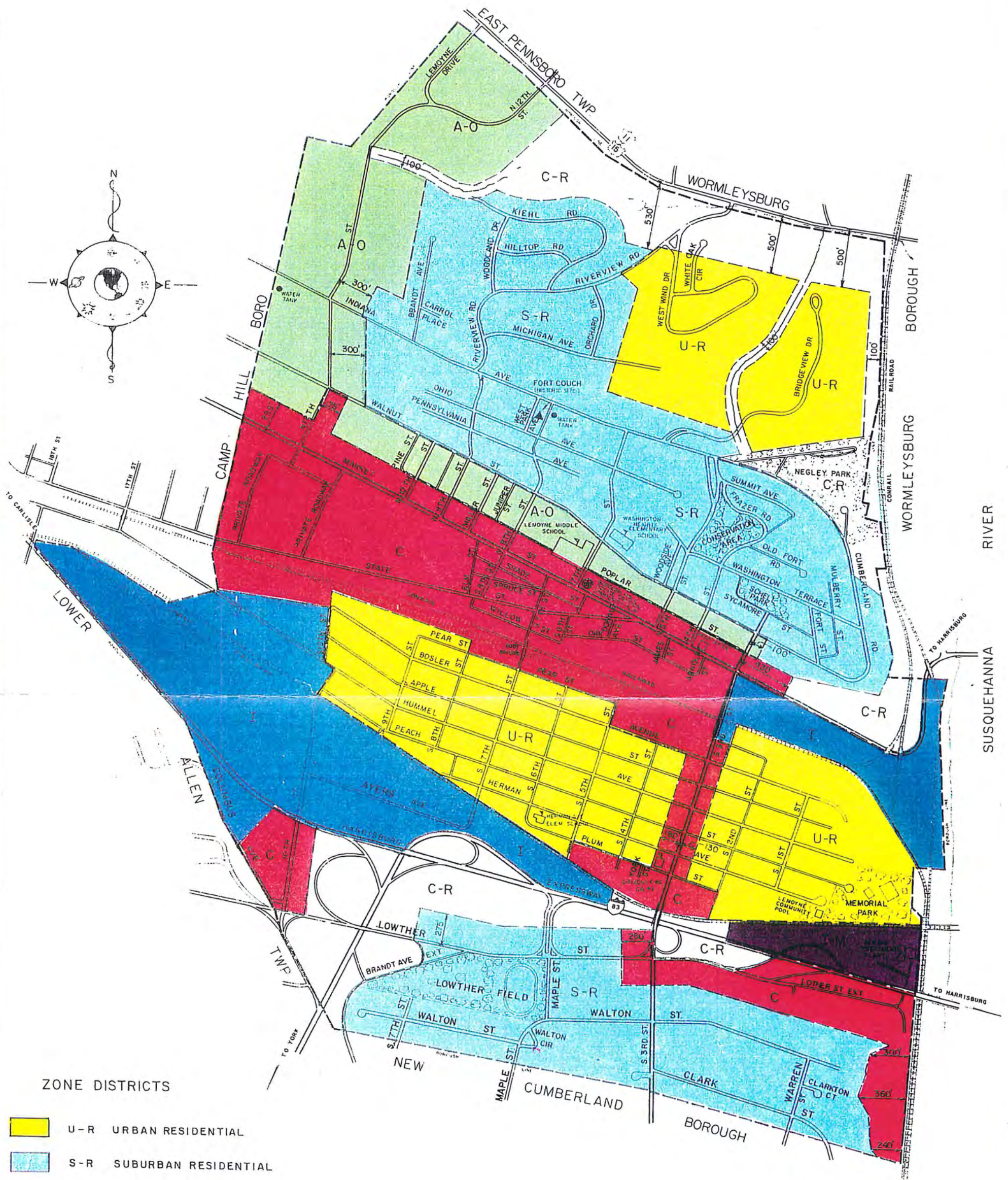
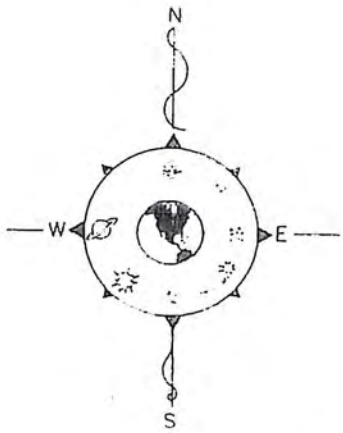
Handwritten signatures of Norman Young and Dollie Young in cursive script.

Norman and Dollie Young

42 N. 4th Street Lemoyne, Pa. 17043

717-761-1230 (Home)

717-648-3290 (Norman/Cell)



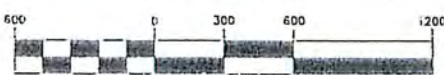
ZONE DISTRICTS

- U-R URBAN RESIDENTIAL
- S-R SUBURBAN RESIDENTIAL
- C-R CONSERVATION RESIDENTIAL
- A-O APARTMENT - OFFICE
- C COMMERCIAL
- I INDUSTRIAL
- I-M INDUSTRIAL MUNICIPAL

ZONING MAP BOROUGH OF LEMOYNE

CUMBERLAND COUNTY, PENNSYLVANIA

GRAPHIC SCALE



APPROXIMATE SCALE:

APRIL 15, 1992

NOTE
ALL STREETS AND BOROUGH BOUNDARY
TAKEN FROM PREVIOUSLY DONE MAPS

HARTMAN & ASSOC. INC.
ENGINEERS & SURVEYORS
75 UTLEY DRIVE SUITE 102
CAMP HILL, PENNSYLVANIA 17011
PHONE: (717) 737-3495