

**BOROUGH OF LEMOYNE PLANNING COMMISSION**  
**October 13, 2015**                      **MEETING MINUTES**

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, October 13, 2015 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

**Roll Call**

**LPC Members Present:** Thomas Bank, Zach Border, Gale Gallo, Carolyn Green, Audra Spilewski

**Borough Staff:** Robert Ihlein, Karen Unger, and Michael Knouse

**CCPD Staff:** Stephanie Williams

**Applicants/Representatives:** Mark Romeo, Romeo Land Surveying, Inc  
Matthew Fisher and Bob Fisher, R. J. Fisher & Associates  
Max Ferentinos, Artis Senior Living

**Press:** None

The meeting was called to order by Chairman Zach Border at 7:05 p.m.

**Public Comment**

None

**Approval of Previous Meeting Minutes**

A motion to approve the September 8, 2015 meeting minutes with corrections was made by Mr. Bank, seconded by Ms. Spilewski, with all in favor.

**Unfinished Business**

Mark Romeo of Romeo Land Surveying, Inc attended the meeting on behalf of Richard and Leslie Leach. Richard and Leslie Leach are proposing to relocate their property line. Mr. Romeo will revise the Final Subdivision and Subdivision and Land Development Plans and submit them for review. Changes will be made to address comments Mr. Knouse made regarding Lemoyne's Zoning and Subdivision and Land Development Ordinances.

Matthew Fisher of R. J. Fisher & Associates attended the meeting on behalf of Artis Senior Living. Mr. Fisher reviewed the variances that were previously granted by the Zoning Hearing Board. Mr. Fisher also took questions and comments from Commission members that were concerned with the entrance's sight requirements and cars entering and exiting the facility.

Max Ferentinos of Artis Senior Living spoke about Artis Senior Living's future residents and staff. The facility will house 64 residents and employ 16-17 employees who will work during peak time (7:00 a.m. – 3:00 p.m.).

**New Business**

Component 4.A of Artis Senior Living's Sewage Facilities Planning Module was completed. A motion to authorize Ms. Green's signature was made by Ms. Gallo, seconded by Ms. Spilewski, with all in favor.

The Borough is looking for tenants to occupy the vacant Lemoyne Middle School. The school is zoned in both village mixed use and urban residential. The Borough would be willing to address the multi-zoning with interested parties.

**Officer Reports**

None

**Staff Reports**

None

**Announcements/Next Meeting**

None

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, November 10, 2015 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 8:30 p.m.

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