

**BOROUGH OF LEMOYNE PLANNING COMMISSION**  
**OCTOBER 09, 2018                      MEETING MINUTES**

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, October 9<sup>th</sup>, 2018 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

**Roll Call**

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

**LPC Members Absent:** None

**Borough Staff:** Cliff Karlsen - Codes Enforcement Officer; Michael Knouse - Borough Engineer

**CCPD Staff:** Stephanie Williams

**Applicants/Representatives:** None

**Guests/Residents:** Attached

**Press:** None

The meeting was called to order by Chairman Zach Border at 6:59 p.m.

**Public Comment**

Mr. Dennis McGee and Mr. Dan Green spoke in favor of rezoning the existing Firehouse property to VMU from UR to improve the chance of selling the property. Mr. Green asked about the property being “mis-zoned” with the Zoning Ordinance update. Mr. Bank explained that during the update, it was noted that there were any number of properties throughout the Borough with uses that pre-dated zoning and did not conform to the Zoning Districts that they were in. Considering each and every such property individually would have taken excessive time and possibly created spot zoning situations, so it was resolved to leave them as existing non-conformities that would be grandfathered. The point was also made that as a municipal use, the Firehouse property was a conforming use in UR.

Ms. Sue Yenchko commented that the Council Community Development Committee was looking into how best to proceed with the Third Street corridor and that she felt that it was too early in that process to discuss rezoning.

Mr. Joe Pelly spoke of traffic issues at the Third & Lowther intersection and how traffic north from New Cumberland would cut off at 16<sup>th</sup> Street and follow Warren Street to Walton Street to bypass traffic on Bridge/Third Street, causing major concerns for residential neighborhoods. He also mentioned that there were no current LPC minutes later than February 2018, making it difficult for residents to know what was going on with the LPC.

Ms. Kari Hultman expressed major concerns with traffic in neighborhoods with congestion along Bridge/Third and Lowther. Ms. Gallo mentioned that traffic calming was something that the Borough Council was looking into.

Mr. Green commented that the Fire Chief had brought up the question of a Fire Department review of the Artis property on 12<sup>th</sup> Street. With the layout of the building and parking only at the front, access to the rear of the building is a concern. Mr. Bank stated that this was discussed during the LPC review of the development plan and that at the time Fire Department input was questioned. From Mr. Bank's memory, he recalls that Mr. Ihlein had discussed that the plans were offered to the Fire Department for review. Discussion with Mr. Karlsen was that going forward, review and sign-off should be included in the Staff review of projects for this reason.

**Review/Approval of September Minutes**

The meeting minutes for the September meeting were reviewed. Ms. Green noted a typo using “or” in place of “of” to be corrected in the second to last paragraph of Unfinished Business. Ms. Gallo motioned for approval of the minutes as corrected, Ms. Green seconded, with all in favor.

## **Unfinished Business**

### **Zoning Map Changes**

Mr. Knouse reviewed the Zoning Map Changes document, going over the areas being considered and how it was a process of being a general review of the Comprehensive Plan and whether it was meeting current needs. This included looking at issues such as the Tri-County Transportation Plan (Mr. Steve Deck had presented a bike sharing option for the bottleneck at a Council meeting this year), crosswalk and sidewalk improvements to make the Borough more walkable, property tax relief, Downtown pride with the Streetscape improvements, and the continuation of the Streetscape plan involving the Third Street corridor and the I-83 Entry Point.

These issues expanded to take into account perennially vacant buildings, the desire to encourage business in the Borough, considerations of opportunities to promote growth, and review of the Future Land Use map as to whether those guidelines were being met.

As such, it was decided to work through each item to forward either a recommendation for or against to Borough Council.

### **ITEM #1 & #2: Properties at 12<sup>th</sup> and Walnut Streets**

Suggested rezoning was for these two properties as either Office or Office Residential. Mr. Bank noted that OR would allow a mobile home park and also questioned whether stormwater might be an issue with development of these properties with the existing waterway. Mr. Knouse said that stormwater issues would be self-limiting to any development of the properties. Ms. Hultman questioned whether it was preferable to preserve greenspace as this was about the only remaining undeveloped land in the Borough. Mr. Knouse stated that you could not prevent a landowner from using his/her property. Mr. Karlsen stated that Harrisburg Academy had little intention of selling the west property as they used it for their playing fields, but were looking to sell the east property for funding for their programs. In response to a question, Mr. Knouse stated that there was a formal process after these recommendations that would involve public hearings before Council could adopt any changes to the Zoning Ordinance. Ms. Gallo mentioned the benefits to the tax base. Ms. Gallo, Ms. Green, and Mr. Border expressed interest in rezoning the properties. Ms. Williams questioned whether there was available sewer capacity. Mr. Border expressed that the plant had excess capacity available. Discussion was to recommend in favor of rezoning to OR. Mr. Bank commented that studies have shown that tax base increase due to development often does not cover increased costs to municipality. Ms. Williams mentioned a recent newspaper article about the increased costs Lower Allen Twp. was facing with the recent WalMart in their Borough. Police costs were several times that of the property tax. Recommendation was in favor of rezoning to OR by Mr. Border, Ms. Gallo, and Ms. Green with Mr. Bank abstaining.

### **ITEM #3: JVH Excavating (former Firestone Motors) Property along Third Street and the Railroad**

Suggested rezoning was for the eastern portion of this property to be rezoned as Urban Residential. A question was raised as to whether the property was a single or multiple properties and it was determined that it was a single property. As such, Mr. Bank expressed concern about split-zoning a property and whether that would cause issue for the property owner. As such, the item was tabled.

### **ITEM #4: Susquehanna Court Property**

Suggested rezoning was for the vacant property as well as the property with the Attorney General's Office and the Medical Offices along Lowther Street to be rezoned either Village Mixed Use or Office Residential. Mr. Bank noted that rezoning to VMU could potentially deny uses for the existing buildings that are allowed in the current Office zoning district. Mr. Justin Kuhn stated that his organization had recently settled on the property with the intent to build 90 luxury high-end residential units on the 9 acre tract. Mr. Bank expressed disbelief that with the two railroads, I-83, and the sewer plant that the property was conducive to high-end residential housing. Mr. Knouse requested that Mr. Bank stick to the matter at hand and that property owners could not be prevented from using their properties. Discussion involved access to the property from Lowther and concerns that additional traffic would be an increased problem in that area and that opening Susquehanna Court to Walton Street would adversely affect the residential neighborhood. Mr. Kuhn stated that traffic for residential

would be no different from that from commercial use and that a commercial building would be much more expensive due to the geotechnical conditions of the site. Mr. Bank disagreed, stating that commercial buildings of light gauge framing could be built as easily as residential buildings of similar construction. Ms. Gallo stated that there was not enough information at this time to make a decision and requested further studies. Mr. Border requested that a decision be made so that recommendations could be forwarded to Council. As such, Ms. Gallo, Ms. Green, and Mr. Bank recommended against the rezoning with Mr. Border recommending in favor of rezoning.

#### **ITEM #5: Properties at southeast corner of Third and Lowther**

Suggested rezoning was for the Suburban Residential properties along Third Street to Walton be rezoned Commercial General. Discussion was that with the current issues with the Third/Lowther intersection (WSBF noted they were out at least weekly for accidents), that adding to the commercial density in this area was not favorable. Recommendation was against rezoning these properties.

#### **ITEM #6: Firehouse property**

Suggested rezoning was for the Firehouse property to be rezoned from Urban Residential to Village Mixed Use. Mr. Bank noted that the existing use was a permitted use in the UR district and that there were available commercial uses permitted including food service, bed & breakfast, and others. Discussion was that VMU would allow more opportunities for the sale of the building and that the surrounding properties were more inline with a VMU zoning – VMU to the east with the parking lot and CG to the south to the railroad tracks. Mr. Bank noted that with the prior suggestion of a portion of the JVH property being rezoned to UR to allow residential uses, would it make sense to rezone the properties for the Firehouse, 319 South Third, and the JVH property all as VMU to allow a mix of residential and commercial uses? Discussion was favorable with the recommendation made to rezone these three properties to VMU as stated.

#### **ITEM #7: Third Street Corridor**

Suggested rezoning was to change the VMU zone along the Third Street corridor to Downtown. With Ms. Yenchko's comment about the Community Development Committee looking into this area it was recommended that any changes be tabled until the Committee could make a better decision. As such, these recommendations were forwarded to Council for their next workshop meeting to be held November 1<sup>st</sup>.

#### **Officer Reports**

It was noted that there were two applications to fill Ms. Spilewski's position on the LPC and that Mr. Bank had submitted his letter of intention to continue to serve on the LPC.

#### **Staff Reports**

None.

#### **Miscellaneous Comments/Announcements**

None.

#### **Next Meeting**

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

The meeting was adjourned at 9:55 p.m.

**Minutes prepared by**

**Thomas Bank, Secretary**

**Lemoyne Planning Commission**

*(Error for Month of Previous meeting minutes corrected 04/28/19)*

## ATTENDANCE SIGN-IN

[illegible]