

BOROUGH OF LEMOYNE PLANNING COMMISSION
SEPTEMBER 11, 2018 **MEETING MINUTES**

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, September 11th, 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: Ms. Shireen Farr - REC

Guests/Residents: Attached

Press: None

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

Public Comment

A time for public comment was agreed to be made available after the presentation by the REC.

Review/Approval of August Minutes

The meeting minutes for the August meeting were reviewed. Ms. Williams asked that an addition be made to reflect her comment concerning review of the Future Land Use Map as part of the Zoning Map changes. Ms. Green motioned for approval of the minutes with the addition of Ms. Williams' comment, Ms. Gallo seconded, with all in favor.

New Business

Lemoyne Middle School Presentation

Ms. Farr gave a summary of the information presented at the two public meetings held in July and August as well as the information gathered in the online survey that was conducted. This included the presentation of two options for development. Both options generally had commercial use at the front of the property (along Market Street) with parking in the middle area and residential use at the back (along Walnut Street) with some differences between the two options. Following the presentation, the floor was opened to questions from the LPC and others in attendance.

Ms. Green asked if she was correct that the second option did not preserve the existing facade of the School Building. Ms. Farr said that was correct. Ms. Green asked what would be happening in the next 60 days. Ms. Farr responded that the REC and their partners would be running estimates to find a development plan that was economically feasible.

Ms. Gallo asked what was the REC's overall goal for the property. Ms. Farr stated that the goal was to develop the property with a partner. She stated that the REC is not a property manager. They would partner with Forge Development to develop the property, but it was not clear what the relationship would be going forward. NAICR was seeking to lease the property, but would consider selling to a buyer. At this time Forge and Alexander Construction are partners with the REC. They would also be seeking to bring on a residential development partner.

Ms. Zimmerman asked about the greenspace and pervious/impervious coverage requirements for the property. Ms. Farr stated that the devil was in the details and that they had to work within the zoning requirements. The two options shown were concepts and did not necessarily portray exactly how requirements would be met. Ms. Zimmerman asked whether the LPC meetings were expected to be used to continue the dialog on the project. Ms. Farr stated that the Facilitator's work was done. They had been contracted for the survey and two public

meetings. There would be no more facilitated meetings. Mr. Border stated that the REC had contacted him to use the LPC meeting as a public forum, but they had not submitted anything to the LPC for review. As such, the LPC was not taking any actions on the information being presented. Ms. Zimmerman asked if Ms. Farr would be willing to attend a public meeting set up by the residents. Ms. Farr said that she would be willing. Ms. Zimmerman asked if access to the property had to be by 7th and 8th Streets as shown in the concepts. Ms. Farr stated that without removal of the original school building – something the residents seemed to oppose – there was no way to provide access to the property from Market Street.

Mr. Beene asked whether the property could be developed entirely as residential. Ms. Farr stated that zoning did not allow the entire property to be developed as residential since the area across the front of the property was only commercial uses. Mr. Bank corrected her statement, saying that the Village Mixed Use (VMU) zoning along Market Street did permit residential uses. Mr. Beene stated that as Ms. Zimmerman said, traffic along 7th and 8th is definitely an issue.

Ms. Zimmerman asked if any Federal or State funding would be involved in the project. Ms. Farr stated that it was unknown at this time.

Ms. Budwig asked if there was any possibility of underground parking to preserve the greenspace along Market Street or if there were underground development opportunities on the site? Ms. Farr stated that was unknown.

Ms. Gallo asked if there were public meetings of the REC that people could attend. Ms. Farr stated that the REC was an LLC and only held business meetings, which were not open to the public.

Mr. Hoffman asked if the estimates developed in the next 60 days would be presented. Ms. Farr stated that the presentation given tonight would be repeated at the Borough Council workshop meeting in October. The next step would be to bring their submittal to the LPC. Mr. Hoffman stated that the Development Compatibility Overlay (DCO) in the Zoning Ordinance has been completely glossed over. Mr. Border stated that nothing has been submitted to the LPC for review at this time. Mr. Bank added that when a submission is made, it would be subject to all the requirements of the Zoning Ordinance. Mr. Hoffman asked for a report of any criminal activities associated with the property. It was stated that the LPC has not been given those details and that they are beyond the scope of the LPC's duties. Mr. Hoffman asked if the Codes Officer has access to the property. Mr. Karlsen stated that he cannot enter the building without REC approval. Mr. Hoffman concluded with asking the Borough to consider that the tax effects of the property would be a minimal portion of their annual judgement and that as such tax benefits should not be a primary factor in decisions.

At this time, the presentation and questions were concluded.

Unfinished Business

319 South Third Street

Mr. Border stated that there was no applicants in attendance and no updated submissions had been made in response to the Borough Engineer's comments. Ms. Williams confirmed that no submission for the project had been made to the County. Mr. Karlsen also mentioned that the property was listed for Sheriff's Sale due to outstanding taxes.

As such, Ms. Gallo made a motion to recommend denial of the application due to the lack of submission to the County and lack of response to the Borough Engineer's comments of June 11th, Ms. Green seconded, with all in agreement.

Zoning Map Changes

Mr. Knouse reviewed the presentation from last month's LPC meeting concerning the recommendations for areas to be rezoned.

Ms. Gallo asked about the context of changing the Third Street corridor from VMU to Downtown. Mr. Knouse stated that VMU had not been in the Comprehensive Plan language and that the phases of the Streetscape improvements along Market Street were intended to continue along Third Street. Mr. Bank stated that the VMU district was created in the Zoning Ordinance discussion as a somewhat less commercial district than Downtown to be more of a buffer for the surround Urban Residential (UR) districts.

Mr. Bank asked for some context for the request to look at rezoning. Mr. Knouse stated that it came out of the Community Development Committee. Ms. Yenchko, chairperson of the Committee, was in attendance and stated that the desire for review came from gains made by the Comprehensive Plan and Streetscape projects that have seemed to have fallen by the wayside in more recent years.

Mr. Border stated that the Borough Engineer was tasked with looking at areas that could benefit from rezoning and development and was looking to the LPC to review the Borough Engineer's findings and make a recommendation to Borough Council.

Ms. Yenchko mentioned that the Committee was looking to do a survey of Borough residents to get input on the issues as well. Mr. Bank stated that input could benefit the LPC in making its recommendations.

Ms. Green asked about the timing of the recommendation and it was decided that the Borough Engineer would send out the pertinent sections of the Zoning Ordinance relating to the areas recommended for rezoning and that the areas would be broken down for discussion over the next several LPC meetings.

Officer Reports

Mr. Border stated Audra Spilewski had resigned from the LPC due to plans to move out of the Borough and that her position was available as of this meeting. He also stated that Mr. Bank's letter of intent to stay on the LPC had been received.

Staff Reports

None.

Miscellaneous Comments/Announcements

None.

Next Meeting

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, October 9th, 2018 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 8:58 p.m.

Minutes prepared by

Thomas Bank, Secretary

Lemoyne Planning Commission

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

Lemoyne Borough Planning Commission Meeting

September 11, 2018

7:00PM

Visitor Sign In Sheet

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ATTENDANCE SIGN-IN

[illegible]