

BOROUGH OF LEMOYNE PLANNING COMMISSION
AUGUST 14, 2018 **MEETING MINUTES**

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, August 14th, 2018 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

Roll Call

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

LPC Members Absent: Gale Gallo

Borough Staff: Cliff Karlsen - Codes Enforcement Officer; Michael Knouse, Frank Chlebnikow - Borough Engineer

CCPD Staff: Stephanie Williams

Applicants/Representatives: Rick Jordan II, Rick Jordan III – Smithland

Guests/Residents: Attached

Press: None

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

Public Comment

Ms. Laurie Zimmerman distributed an article on a project in Buffalo, NY involving a repurposed 1927 school building to a solar powered community hub and hoped that the reboot of the LMS project could similarly benefit our community.

Review/Approval of May Minutes

The meeting minutes for the May meeting were reviewed. Ms. Green motioned for approval, Ms. Spilewski seconded, with all in favor.

Unfinished Business

319 South Third Street

Mr. Bank expressed concerns about the processing of the permit application. The project had never been brought before the Lemoyne Planning Commission (LPC) as meetings for June and July had been cancelled. Mr. Chlebnikow explained that the LPC has 90 days to act on a submission by the Municipal Planning Code (MPC), but if the LPC does not meet within 30 days of the application it is automatically accepted and the clock starts at that point. So the LPC was still within the 90 day limit and the applicant had granted an extension.

Mr. Karlsen explained that there were issues with the application, including an extensive list of items from the Borough Engineer's review as well as an issue of an existing building being over a property line. The motion was made for the issue to be tabled with the applicant scheduled to bring the resubmitted plans to the next LPC meeting. The applicant would be informed that if a resubmission was not brought before the LPC in a timely manner, the LPC would deny the application.

New Business

Smithland Market Street Development Turning Lane Concerns

Mr. Border stated that there had been some comments in opposition to the Smithland project involving a turning lane on Market Street being requested by PennDOT as part of the Highway Occupancy Permit (HOP) for the project.

Ms. Page of VRAI expressed concern that on-street parking would be eliminated. Mr. Jordan stated that no on-street parking would be eliminated with the exception of the spots where a driveway for their project would be created. Parking spots had not existed when the fabric store was at that location due to the entrance/exit from their parking lot. Mr. Karlsen verified that on-street parking would remain and that there was room for parking, two travel lanes, and a turn lane. Mr. Miller of Glenn Miller and Autozone expressed concern about traffic

pulling out from those two establishments with the turn lane. Several comments were to the effect that traffic conditions would likely improve in the area with a designated turn lane as currently traffic does not necessarily move to the left of the travel lane to turn left – resulting in some level of confusion. The creation of a turn lane would likely take some getting used to, but would hopefully improve the situation in the area.

Discussion was that with the explanation of the turn lanes and no elimination of parking spaces, that opposition to the project was withdrawn.

Zoning Map Changes

Mr. Knouse presented that Borough Council had tasked him with looking into proposed changes to the Zoning Map (attached). Mr. Chlebnikow reviewed the items and the thinking behind each suggestion.

Ms. Williams suggested the PC review the Borough Future Land Use map prior to proposing any changes to the zoning map since the Comprehensive Plan is approximately 10 years old and the Plan is the foundation document for the Borough's land use planning.

Mr. Bank expressed concern about a few items: soil contamination at the Firestone Motors and Hempt Quarry possibly being a concern for residential development and increasing commercial development along the Lowther and South Third Street Corridors increasing an already bad traffic situation. He provided photos of three accidents in that area within five days in early June to illustrate his point. Others in attendance also expressed concern for traffic conditions and that Borough residents and the community should be considered when making these decisions.

Mr. Chlebnikow explained that this was only the start of the discussion and that such issues would be taken into account as the process moved forward.

Officer Reports

Mr. Border stated that Borough Council was looking to advertise any open positions and that members interested in continuing their positions submit their letters of intent.

Mr. Bank asked about the issue of the current SALDO not being on the website. It has been nearly two years since the updated ordinance was adopted yet the old version is still on the website. Mr. Karlsen stated that this was currently being addressed.

Ms. Spilewski addressed the issue of the Third and Lowther intersection. She stated that Mr. Knouse had prepared a memo to Borough Council about the issues some time ago and asked if there was an update. Mr. Border stated that Council was in discussion about the left turn signal from Third to Lowther. Mr. Knouse stated that it was back and forth with PennDOT.

Mr. Bank provided pictures of the water flow in front of his house during recent rainstorms and asked whether there was a possibility of doing rain gardens similar to those on Market Street at other locations? He stated that he had looked into various available grants and would be willing to seek grants and do the work at no cost to the Borough if they would be favorable to the idea. Mr. Border stated that it would be a question to ask Borough Council, but that he felt that they would react favorably to the idea. Mr. Knouse stated that such a project could benefit the stormwater issues locally.

Staff Reports

Mr. Karlsen stated that 319 South Third Street was intending to come before the LPC for review for the September meeting. He had also had an inquiry about the three lots on Indiana Avenue, but that nothing has been submitted so far.

Miscellaneous Comments/Announcements

None.

Next Meeting

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, September 11th, 2018 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 8:18 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]

MEMORANDUM

TO: Lemoyne Borough Planning Commission
FROM: Mike Knouse, PE/Frank Chlebnikow, AICP
CC:
DATE: August 13, 2018
PROJECT NAME: Lemoyne Borough Rezoning **PROJECT NO.:** 088682000
SUBJECT: Suggested Rezoning of Land in Lemoyne Borough

Lemoyne Borough is part of the Imagine West Shore Joint Comprehensive Plan (IWS), which included Lemoyne Borough, Camp Hill Borough, and Wormleysburg Borough. The IWS represents a collaborative planning effort among the three municipalities to build upon the region's location, promote the diversity of the region, and encourage opportunities for revitalization.

IWS is presented in five sections including an Introduction, Planning Elements/Strategies, Implementation, Recreation, Parks, and Open Space, and Status of Region. Community Planning recommendations are primarily located in the Planning Elements/Strategies and Implementation sections of the Plan. More importantly, IWS includes an Existing Land Use Map (ELU) and a Future Land Use Map (FLU). Both maps are attached to this summary, and the suggested areas for rezoning are numerically identified below and are graphically shown on the attached Zoning Map.

The following is a summary of the suggested rezonings and its consistency with the IWS:

#1 – Rezone Suburban Residential to Office

- **Existing Zoning** – The property is currently zoned Suburban Residential.
- **Suggested Zoning** – The suggested zoning is Office.
- **ELU** – The current land use on the property is Institutional and Vacant (Harrisburg Academy athletic fields).
- **FLU** - IWS shows this area of the Borough to be Residential.
- **Surrounding Zoning** – Adjoining zoning in Wormleysburg Borough is R-1 Residential. Adjoining zoning in Lemoyne Borough is Commercial General, Office, and Suburban Residential.

#2 – Rezone Suburban Residential to Office

- **Existing Zoning** - The property is currently zoned Suburban Residential.
- **Suggested Zoning** - The suggested zoning is Office.



- **ELU** - The current land use on the property is Office (Medical Offices).
- **FLU** - IWS shows this area of the Borough to be Commercial Services.
- **Surrounding Zoning** - Adjoining zoning in Wormleysburg Borough is R-1 Residential. Adjoining zoning in Lemoyne Borough is Suburban Residential.

#3 – Rezone Commercial General to Urban Residential

- **Existing Zoning** – The property is currently zoned Commercial General.
- **Suggested Zoning** – The suggested zoning is Urban Residential.
- **ELU** – The current land use on the property is Industrial (Truck Sales/Repair).
- **FLU** - IWS shows this area of the Borough to be Residential.
- **Surrounding Zoning** – The suggested rezoning is internal to Lemoyne Borough. Adjoining zoning is Urban Residential, Commercial General, and Industrial.

#4 – Rezone Office to Village Mixed Use or Office Residential

- **Existing Zoning** – The property is currently zoned Office.
- **Suggested Zoning** – The suggested zoning is Village Mixed Use or Office Residential.
- **ELU** – The current land use on the property is Residential Multi-Family, Vacant, and Office (Medical Offices, Offices, Vacant Land).
- **FLU** – IWS shows this area of the Borough to be Commercial Services.
- **Surrounding Zoning** – The suggested rezoning is internal to Lemoyne Borough. Adjoining zoning is Suburban Residential, Industrial, and Village Mixed Use.

#5 – Rezone Residential Suburban to Commercial General

- **Existing Zoning** – The property is currently zoned Residential Suburban.
- **Suggested Zoning** – The suggested zoning is Commercial General.
- **ELU** - The current land use on the property is Commercial, Residential Multi-Family, and Residential Single-Family (Turkey Hill and Residential).
- **FLU** - IWS shows this area of the Borough to be Residential.
- **Surrounding Zoning** - The suggested rezoning is internal to Lemoyne Borough. Adjoining zoning is Commercial General and Suburban Residential.

#6 – Rezone Residential Suburban to Village Mixed Use

- **Existing Zoning** – The property is currently zoned Residential Suburban.
- **Suggested Zoning** – The suggested zoning is Village Mixed Use.
- **ELU** - The current land use on the property is Institutional (Fire Station #1).
- **FLU** - IWS shows this area of the Borough to be Residential.
- **Surrounding Zoning** – The suggested rezoning is internal to Lemoyne Borough. Adjoining zoning is Village Mixed Use, Urban Residential, and Commercial General.

#7 – General Discussion on the effectiveness of the Downtown and Village Mixed Use Districts and its geography

See attached Part 4, Table 27-4-1, of the Lemoyne Borough Zoning Ordinance for the Purpose Statements for the Downtown and Village Mixed Use Districts. Both Districts are very similar in Purpose, with the most significant difference being the Village Mixed Use District encourages a compatible mixture of a variety of residential uses, while the Downtown District focuses on a “town center” and is oriented towards compatible businesses.

This subtle difference is also evident in attached Table 27-4-2 Permitted Uses – Mixed Use Zoning Districts. Residential uses are severely restricted in the Downtown District vs. the Village Mixed Use District. Commercial, Industrial, Institutional/Civic, Forestry, and Miscellaneous permitted uses are similar in both districts with minor differences for certain uses. Development in both districts is required to be pedestrian oriented.

Rezoning Process

Section 1215 of the Borough’s Zoning Ordinance governs amendments to the zoning ordinance. There are two categories of rezoning requests - Minor and Major.

Minor rezoning requests are expected to have a lesser impact on the traffic, fiscal resources and existing physical and environmental character of the Borough. The following situations constitute eligibility for the minor application:

- a) The rezoning of a nonresidential parcel, or contiguous parcel(s), that totals 1 acre or less and is in a mixed-use district.
- b) The rezoning of an existing residential parcel, or contiguous parcel(s), that totals 3 acres or less in a residential district.

Major rezoning requests. Any rezoning project that does not meet the requirements of a minor rezoning is a major application.

The rezoning process requires significant amount of information to be submitted with a rezoning application, some of which requires a substantial investment and may result in the borough not being considered for a good economic development project.










As the Planning Commission embarks on considering the rezonings, the Commission should also review the Section 1215 and determine if the required information for a rezoning is beneficial to the review process or an obstruction to the orderly growth of the Borough.

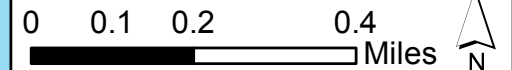
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Suggested Rezoning Areas

Borough of Lemoyne, Cumberland County, PA: Zoning Map October 11, 2012

Legend

-  Parcels
-  Suburban Residential (SR)
-  Urban Residential (UR)
-  Village Mixed Use (VMU)
-  Downtown (DT)
-  Office Residential (OR)
-  Office (OFF)
-  Commercial General (CG)
-  Industrial (IND)



Susquehanna River

- #1 - Rezone to Office
- #2 - Rezone to Office

- #3 - Rezone to Urban Residential

- #4 - Rezone to Village Mixed Use or Office Residential

- #5 - Rezone to Commercial General

- #6 - Rezone to Village Mixed Use

- #7 - General discussion on the effectiveness of the Downtown and Village Mixed Use Districts and their geography

