

BOROUGH OF LEMOYNE PLANNING COMMISSION
MAY 8, 2018 MEETING MINUTES

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, May 8th, 2018 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

Roll Call

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

LPC Members Absent: None

Borough Staff: Cliff Karlsen, Mark Harmon

CCPD Staff: None

Applicants/Representatives: Chris Hoover, Hoover Engineering

Guests/Residents: Attached

Press: None

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

Public Comment

None.

Review/Approval of April Minutes

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

Unfinished Business

Medical Marijuana Regulation

Ms. Gallo questioned the process for adopting the Medical Marijuana Ordinance. The recommendation from the Planning Commission to Borough Council was made last month. As such, it was now the Staff's responsibility to make the required advertisements for Borough Council to act. That would be coordinated with the Staff and Council.

New Business

Indiana Avenue Subdivision Request

Mr. Hoover presented the plans for a subdivision of the existing single property at the west end of Indiana Avenue into three lots. There was discussion about the viability of the lots due to existing slope and other issues. It was explained that those issues would be handled during the land development process and that this was just a subdivision plan. Mr. Hoover noted that each property would have enough area for construction without interfering with steep slope areas. Ms. Gallo asked about the waivers for curb and sidewalks in relation to the recent development of the Artis Senior Living property. It was noted that the Borough's position has been to improve walkability and connections within the neighborhoods and thus not approve such waivers. As such, development of this/these properties would trigger the requirements for Artis to install curbs and sidewalks along Indiana Avenue as those were postponed until such time that they could be connected to sidewalks and curbs at the adjacent property. Mr. Karlsen would notify Artis of the proposed development and to coordinate with the new properties to install sidewalks and curbs.

Mr. Bank made a motion to recommend rejection of the waivers for sidewalks and curbs, seconded by Ms. Gallo, and approved by all.

Mr. Bank made a motion to recommend approval of the plans with the exception of the waivers, seconded by Ms. Gallo, and approved by all.

Officer Reports

Ms. Green asked about recent Council discussion to look at rezoning the Susquehanna Court property brought to the Planning Commission recently. Mr. Border stated that Mr. Rapak had proposed reviewing rezoning of the current Office Zoning (OFF) to Village Mixed Use (VMU) to encourage development due to the long-standing vacancy of the tract and that the issue would be brought to the Planning Commission next month. Mr. Bank questioned that the zoning was the issue and that the infill of the previous quarry resulting in unstable ground and the question of contaminated fill use was more likely the issue affecting development. Mr. Karlsen noted that the Attorney General's Office was looking for a new location due to their building having structural issues due to the fill situation. He also stated that it was his understanding that the contaminated fill had been remediated. Mr. Bank stated that he was unaware of any remediation since the quarry was filled in the 1990's. Mr. Bank also expressed concerns relating to traffic conditions, particularly with the situation at the intersection of Third and Lowther Streets. Ms. Spilewski also noted traffic concerns, including the issues of people cutting through the gas station and office properties at the southeast corner of Third and Lowther. Ms. Gallo acknowledged the concerns of rezoning, but would like to explore what could be done to encourage development. Mr. Border disagreed that these were concerns for the rezoning of the property. It was concluded that these issues would be discussed at the June Planning Commission meeting.

Staff Reports

In discussion of the Indiana Avenue request, it was noted that typically the Borough Engineer's comments are provided to the Planning Commission members prior to the meeting similar to the distribution of the County's comments. Mr. Harmon stated that he would set up an email list for distribution going forward.

Mr. Karlsen provided land development plans for a light industrial facility at 319 South Third Street for review for the June meeting.

Miscellaneous Comments/Announcements

None.

Next Meeting

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, June 12th, 2018 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 7:47 p.m.

Minutes prepared by

Thomas Bank, Secretary

Lemoyne Planning Commission

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

**BOROUGH OF LEMOYNE
PLANNING COMMISSION MEETING
Tuesday May 8th, 2018

ATTENDANCE SIGN-IN**

[illegible]

ADDRESS

67 N 9th St

46 N 8th St.

HOOPER ENG. SUOS.

123 S 6TH ST.