

BOROUGH OF LEMOYNE PLANNING COMMISSION
APRIL 10, 2018 **MEETING MINUTES**

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, April 10th, 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: Josh Hoffman, Snyder, Secary & Assoc.; Rick Jordan II, Derek Martin, Smith Land & Improvement Corp.

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 March Minutes

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

Unfinished Business

Market Street Drive-Thru Restaurant – Land Development Plan

Mr. Hoffman reviewed the Land Development Plan. Mr. Harman reviewed the Engineer's comments on the submission. Updated plans had been submitted and had met the Engineer's comments. Ms. Spilewski questioned the slope to the adjacent property to the east and it was noted that plantings would prevent access to that area.

Ms. Gallo made a motion to recommend approval of the plan to Borough Council. Ms. Green seconded with all in favor.

New Business

Medical Marijuana Regulation

Mr. Border presented that the Borough Council had tasked the Planning Commission with reviewing the options for Medical Marijuana facilities within the Borough. Ms. Gallo clarified that there were no pending options on properties that would currently affect proposed regulations. The County had provided a GIS map showing buffer areas required by Schools and Day Care facilities (attached).

Discussion concerned the issues of both residents and those not involved directly with the facilities as well as those using the facilities. Commission members did not want to create a “back alley” situation that put those using the facilities at risk, but also – and particularly with the security described by Mr. Karlsen – did not want to have a situation where facilities in high traffic areas would create unsafe conditions to those not using the facilities.

Discussion centered on allowing proposed facilities in the Industrial Zoning District. This would allow the Borough to see how such facilities progressed and could be expanded at a later date to include other Districts if necessary, but that it would be much more difficult to restrict allowed facilities at a later date.

Ms. Gallo made a motion to recommend allowing Medical Marijuana Facilities in the Industrial Zoning Districts. Ms. Spilewski seconded with all in favor.

Officer Reports

Mr. Bank noted that the changeover from the Google emails to the Microsoft emails was problematic. Notice was given on a Friday with limited time for questions or clarifications. Despite several attempts to explain what was needed from the provider, the required information was not provided – generally assuming that everyone either used Windows or would log in to a website specifically to check their email. Ms. Spilewski also stated that by the time she received notice, the Google email had been taken down and she had no access to the directions to set up the new email. Ms. Gallo also noted that she had some difficulty with the provider.

Ms. Green noted that she attended the County Planning 101 course and that she found it quite helpful.

Staff Reports

Mr. Karlsen provided subdivision plans for the property on Indiana Avenue next to the new Artis Senior Living facility to be discussed at the May meeting.

Miscellaneous Comments/Announcements

Ms. Yenchko mentioned that there was a Re-visioning meeting scheduled for April 12th at 6:00pm to discuss various issues in Lemoyne.

Next Meeting

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, May 8th, 2018 at 7:00 p.m. at 510 Herman Avenue, Lemoyne, PA.

The meeting was adjourned at 8:03 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, April 10, 2018
GUEST SIGN IN

Name:

Address:

KICK JORDAN

1200 Market St.

DEREK MARTIN

Josh Hoffman

2000 Linglestown Road, Suite 304, Harrisburg, PA

~~THE~~

Guelmshko

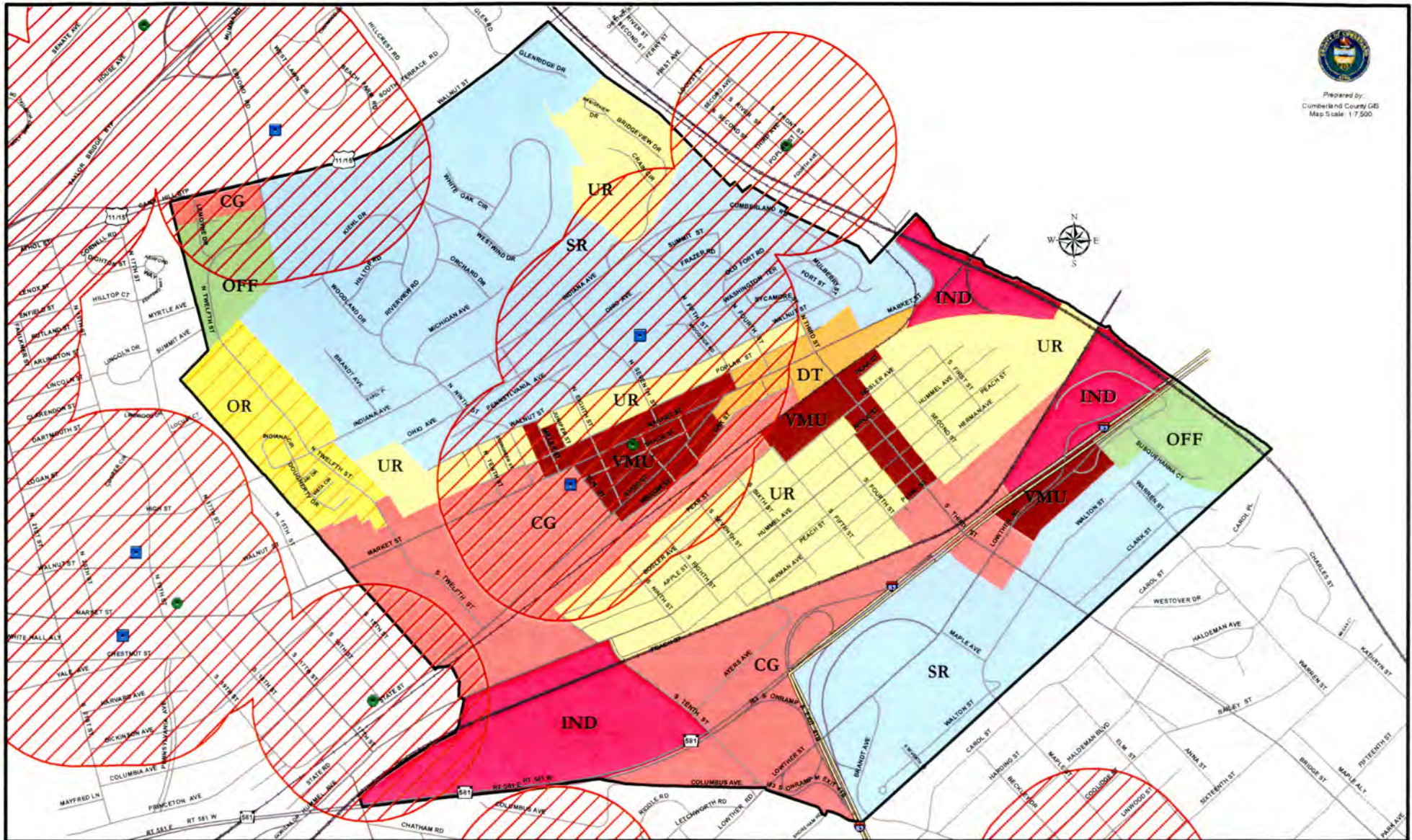
13 Cumberland Rd

Laurie Zimmerman

46 N. 8th St.

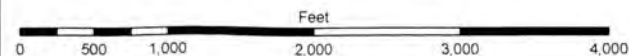


Prepared by:
Cumberland County GIS
Map Scale: 1" = 7,500'



Lemoyne Borough Medical Marijuana Zoning Analysis Map

Note: Schools and Daycares may exist that were not included in this analysis. Therefore, this analysis should not be considered complete or exhaustive.
Disclaimer: Map and data are intended for informational purposes only. No guarantee is made as to the accuracy of the map and data and they should not be relied upon for any purpose other than general information.



Legend

- School
- Daycare
- 1000-ft Buffer of Schools & Daycares
- Municipal Boundary
- Railroads
- Interstates
- State Roads
- Local Roads
- Alleys

Zoning Districts

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