

BOROUGH OF LEMOYNE PLANNING COMMISSION

March 14, 2023 - MEETING MINUTES

The hybrid monthly meeting of the Lemoyne Planning Commission was called to order by Chairperson Bank, both in person and via Zoom platform, on Tuesday, March 14, 2023, at the Lemoyne Borough Building. No Zoom attendees were noted by the Codes Officer.

Roll Call

LPC Members Present: Thomas Bank, Robert Rapak, Zach Border, Gene Koontz

LCP Members Absent: Gale Gallo

Borough Staff and Advisors: Trisha Rafferty Code Enforcement Officer. Michael Knouse Borough Engineer. Stephanie Williams Cumberland County Planning

Applicants/Representatives: Joshua Wilder, Project Manager-Brother and Sister Food Services, Representatives of Brother and Sister Food Services

Guests/Residents: None

Press: None

The meeting was called to order by Chairperson Bank at, approximately, 7:00 PM

Public Comments

None

Review/Approval of Minutes

Chairperson Bank requested a motion to approve the minutes from the January 10, 2023, LPC meeting. Motioned by Koontz. Seconded by Rapak. UNANIMOUSLY APPROVED

Unfinished Business

None

New Business

Joshua Wilder, project manager-Brother and Sister Food Services presented a development proposal for the former Kessler property at 1201 Hummel Avenue.

The proposal, as prepared by Whitney, Bailey, Cox & Magnani LLC., includes demolition of all the current buildings on the property. It anticipates construction of a 50,000 square foot Light Industrial Facility. The proposed facility will process, prepare, package, and distribute food products.

Discussion

Upon completion of the presentation Commission Chairperson Bank opened the meeting to questions from Commission members and staff.

Mr. Rapak questioned the change in the facility designation of “storage” on the 2/1/23 plan to “light industrial” as listed on the plan currently being proposed. Mr. Knouse and Ms. Rafferty offered that the original designation did not accurately define the basic function of the facility and should have been, initially, designated as “light industrial.” The property is currently zoned as “light industrial.”

Mr. Koontz raised a question concerning the status of Apple St. It was determined that Apple Street is incorrectly designated on the plan. Mr. Koontz also wanted to verify the property will be properly fenced. It will be. He noted that a very small portion of the project is actually located in Lower Allen Township and wanted to assure the developer obtain consensual approval. That issue is being addressed. The last issue questioned involved the anticipated number of trucks entering/exiting the property. The company representative maintained it would be minimal. Approximately 2 or 3 per day.

Mr. Border had no initial questions but later wanted to assure that the demolition process would be in compliance with Borough regulations. He was assured by Mr. Knouse that it would be.

Ms. Williams raised the concerns noted in applicable Cumberland County review report of 2/23/23. She received assurance the noted matters were being addressed by the developer and the Borough.

Mr. Bank brought the focus of the discussion to the current Waivers/Requested Alterations

1. Waiver of Traffic Impact Study
2. Waiver of Environmental Impact Assessment

Borough Engineer Knouse recommended approval of the waiver requested. Mr. Koontz made a motion to approve these two waivers. The motion was seconded by Mr. Rapak. It was UNANIMOUSLY APPROVED.

Mr. Knouse also noted recommendations for possible future approval of waivers involving Historical Features, Natural Habitats, Access Drives, specific engineering details of the stormwater management plan. Those waiver requests were not presented to the Commission members at the time of the meeting.

Mr. Border made a motion to TABLE further action on the project until the developer addresses outstanding matters at the next meeting. The motion was seconded by Mr. Rapak. It was UNANIMOUSLY APPROVED

Officer Reports:

N/A

Staff Reports

Codes Enforcement Officer Rafferty indicated, at the next meeting, she would be presenting an action from the Cumberland County Blight Board to declare 545 Hummel Avenue a “Blighted Property.”

Miscellaneous Comments/Announcements

Ms. Williams offered that the Cumberland County Planning Commission will conduct an outreach meeting on March 21st to discuss potential future use of the mandated \$5.00 vehicle registration fee for municipal transportation issues.

Next Meeting

If needed, the next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, April 11, 2023, at 7:00 p.m. in a hybrid format.

Commissioner Rapak moved to adjourn the meeting. Seconded by Commissioner Border. The motion was UNANIMOUSLY APPROVED.

**Minutes prepared by
Robert Rapak, Secretary
Lemoyne Planning Commission**

Attachments:

None