

Meeting Minutes
Lemoyne Planning Commission
Tuesday – January 13, 2009

LPC Members Present: Boyd Howard, Susan West; Thomas Bank, Barb Byrem

Staff: Janine Park (*TCRP*), Ed Stalnecker, P.E. (*ARRO*)

Attached or Referenced Exhibits: See attached

The regularly scheduled Lemoyne Planning Commission meeting was called to order at 6:30 pm. Elections for officers were held with Boyd Howard elected chairman, Susan West elected vice-chairman, and Thomas Bank elected secretary.

Coons Subdivision Plan:

Mr. Chad E. Shaffer, PLS, RJ Fisher & Associates, Inc.

Mr. Shaffer presented. LPC and County are both in receipt of plan (dated December 4th) and County has provided comments. Mr. Stalnecker reviewed salient comments from his letter dated January 6th, 2009. Mr. Shaffer will make the following Plan revisions:

- Available and required site distances are to be provided on the plan.
 - Locate existing utilities for each property and easements if utility lines cross property boundaries.
 - Provide clear site triangles for each access drive.
 - Indicate roof drainage from garage on Lot A.
 - Correct front setback where noted as “rear setback”
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- Motion by Mr. Howard to waive Preliminary Plan submittal requirement, 2nd Ms. West, approved 4-0.
 - Motion by Ms. West to waive contour requirements, 2nd by Mr. Howard, approved 4-0.
 - Motion by Ms. West to defer roadway widening requirements until time such that Walton Street may be widened in its entirety, 2nd by Mr. Howard, approved 4-0.
 - Motion by Ms. West to approve Plan subject to review of the above final edits by Mr. Stalnecker, with Mr. Stalnecker to confirm with Mr. Howard and Ms. West. 2nd by Mr. Bank, approved 4-0.

Stark Subdivision Plan:

Mr. Chad E. Shaffer, PLS, RJ Fisher & Associates, Inc.

Mr. Shaffer presented. LPC and County are both in receipt of plan (dated January 5th) and County has provided comments. Mr. Stalnecker reviewed salient comments from his letter dated January 8th, 2009.

Discussion centered around whether the proposed lot was able to be built upon and that the Borough does not wish to create a lot that is not able to be built upon and face future issues because of such a decision. Motion by Ms. West to table the discussion until next month to allow Commissioners to all visit the site firsthand, 2nd by Mr. Howard, approved 4-0.

Discussion of other issues:

Ms. West advised that increased permit rates were approved at the January Borough Council meeting.

Ms. West also encouraged Commissioners to attend the Borough Council meetings on the first Thursdays of each month.

Discussion of distribution of submittals to the Planning Commission:

- Applicant is to submit to the Borough
- Borough to distribute to:
 - County
 - Tri-County Regional Planning
 - Borough Engineer
 - Commission members

Ms. Park requested that a copy of the submittal also be distributed directly to her to avoid delay in receiving her copy from the county.

Ms. West advised that meeting minutes are to be submitted to the State on an annual basis. If minutes are prepared for her, she will deliver them to the State.

The December meeting minutes were approved with no discussion.

Mr. Howard distributed a copy of the job description and application for Mechanicsburg Borough Planning Commission members and suggested that it would be appropriate to consider something similar for Lemoyne. Commissioners are to review the description for the next meeting.

Copies of the Comprehensive Plan Final Draft were provided on CD to all Commissioners. January 29th will be the Public Meeting for Comments and all Commissioners were requested to attend.

Meeting adjourned approximately 8:12 pm.

Minutes prepared by

Thomas Bank
Secretary, Lemoyne Planning Commission
January 31, 2009

Final