

DRAFT

Meeting Minutes
Lemoyne Planning Commission
Tuesday – December 16, 2008

LPC Members Present: Boyd Howard, Susan West; Tom Bank, Barb Byrem (sporadic)

LPC Members Absent: Dick Crowley

Staff: Omar Syed (*Cumberland County/TCRP*), Ron Frank (*Codes Enforcement Officer*); Ed Stalnecker, P.E. (*ARRO*)

Visitors: Dwight Herrmann

Attached or Referenced Exhibits: See attached

The regularly scheduled Lemoyne Planning Commission meeting was called to order at 6:30 pm. Mr. Howard advised LPC that Mr. Crowley has declined to renew his LPC appointment; Mr. Herrmann is in attendance as a potentially interested appointee.

Storage Depot West Land Development Plan:

Mr. Charles Junkins, P.L.S., *Junkins Associates*

Mr. Junkins presented revised plan. LPC and County are both in receipt of revised plan (dated December 4th) and County has provided comments. Mr. Howard clarified that the problems with plan distribution appear to be an internal Borough issue that is being rectified. Mr. Stalnecker reviewed salient comments from his letter dated December 10, 2008. Mr. Junkins will make the following Plan revisions:

- Correct titles in Borough signature block on cover page.
- Confirm whether deed for property on opposite side of 7th Street identifies cartway.
- Include required site distances at 7th Street, in addition to available distances.

Motion by Ms. West to waive Preliminary Plan submittal requirement, 2nd Mr. Howard, approved 3-0. Motion by Ms. West to accept dedication of additional right-of-way on 7th Street (per confirmation of deed), 2nd by Mr. Howard, approved 3-0. 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 3-0. (Ms. Byrem absent for these votes due to concurrent event in Boro Building.) Ms. West advised Mr. Junkins that documents must be finalized and approved 10 days prior to Jan 8th Council meeting. Mr. Stalnecker will be directly copied with 1 set of plans, and 10 sets will be submitted to Mr. Frank for signatures.

HESS Station Land Development Plan:

Jessica Fieldhouse, P.E., and John Luciani, P.E.: *First Capital Engineering*
H. Andy Lautenbaucher, *HESS Corporation*

Ms. Fieldhouse previously submitted 1 plan set to ARRO, 1 to County, and numerous sets to Borough; she is unaware why submittal was not received by LPC. Mr. Howard advised HESS team that all of the various submitted this evening were being seen by LPC members for the first time, and that no action can be expected tonight. Ms. Fieldhouse provided overview of proposed project for benefit of LPC, similar to prior Zoning Hearing Board (ZHB) presentation. HESS is coordinating with PADOT regarding streetscape plan to narrow Market & State Streets travel lanes. Proposed plantings will improve impervious cover compared to existing conditions. Four requested zoning variances were already approved

by ZHB in October. Both County and ARRO have provided comments to plan (attached). HESS will request waiver of preliminary plan requirement. Ms. Fieldhouse requested clarification from Mr. Stalnecker on select comments. Sight distances were discussed and will be further reviewed by PADOT; subsequent information will be shared with ARRO and LPC. Discussion regarding ingress/egress routes and the potential for customer vehicle stacking which might lead to abuse of the mountable curbs also led to discussion concerning the delivery truck turning patterns. HESS will reconsider curb type and easternmost entrances on both streets, which will likely also be PADOT concerns. Mr. Howard pointed out to Mr. Stalnecker the pending revisions to the signs ordinance; applicability to the HESS plan was unclear in light of submittal timing and schedule of ordinance adoption. Holiday schedules and the anticipated revisions to the plan will make January re-submission difficult, so HESS agreed to return with revised plan for LPC February meeting. HESS will submit a formal plan review extension letter to ARRO.

Signs Ordinance Discussion:

Mr. Howard reviewed prior LPC meeting minutes to clarify select points regarding Sign Ordinance revisions. Mr. Syed continues to promote a reduction in allowable size or even elimination of projecting signs. No further changes to the draft ordinance were recommended by LPC at this time. Formal public hearing on the draft ordinance is slated for next Council meeting, January 10th. Mr. Syed clarified that the official County review must be completed before Council adopts ordinance. County Planning Commissioners meet approximately mid-month and will need the final ordinance approximately one week in advance. Their review should be targeted for January, so Council may not approve until regular February meeting. Mr. Howard will advise Mr. Cassidy of the need to receive his comments before next LPC meeting (Jan 8th), and will discuss the frontage definition with him.

Motion by Ms. West to approve minutes from November 18th regular meeting, 2nd by Mr. Howard; approved 4-0.

Comprehensive Plan Discussion:

No visitors appeared before LPC to provide input, and no additional public comment has been received by LPC members regarding the Parks & Rec component or other elements of the Plan. Motion by Ms. West to recommend approval of the Draft Comprehensive Plan by Council, 2nd by Ms. Byrem; approved 4-0. Joint public hearing is scheduled with three Borough Councils for Thursday, January 29, 2009.

Meeting adjourned approximately 9:00 pm.

Minutes prepared by



Boyd Howard

Chairman, Lemoyne Planning Commission
December 20, 2008