

**Meeting Minutes**  
**Lemoyne Planning Commission**  
**Tuesday – February 10, 2009**

**LPC Members Present:** Boyd Howard, Susan West, Dwight Herrmann, Thomas Bank  
**LPC Members Absent:** Barb Byrem

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

**Visitors:** Warrenette Sprenkle, 632 State Street, Lemoyne, PA

**Attached or Referenced Exhibits:** See attached

The regularly scheduled Lemoyne Planning Commission meeting was called to order at 6:30 pm.

**Hess Station Redevelopment Plan:**

Jessica Fieldhouse, P.E. *First Capital Engineering*

Joseph Gurney, Landscape Architect

H. Andy Lautenbaucher, *HESS Corporation*

Ms. Fieldhouse presented. In review, initial submission at end of November; reviewed in December; modifications to plans were made based on comments; resubmitted end of January (plans dated 1/23); received comments from Borough Engineer; modifications made and current plans submitted (plans still dated 1/23). Mr. Stalneck reviewed salient comments from his letter dated February 3<sup>rd</sup>, 2009:

- Noted request to waive Preliminary Plan for this project.
- Requested 35' curb radius for the intersection of State and Market Street; modification made on latest plans and engineer to review.
- Provide clear site triangles for each access drive; discussed issues due to street configuration.
- Provide additional ROW for streets not meeting ordinance requirements; discussed issues of streetscape plan in conflict with this request.
- Locate sidewalks with outside edge in alignment with ROW; discussed issues of modification of request.
- Photometric requirements of zoning regulations; revised plans contain photometric data and engineer will review.
- Evidence that proposed signage meets requirements of Borough; FCE will furnish letter from Borough review and acceptance.
- Highway Occupancy Permit required for approval; PennDOT has been favorable to the project and waved traffic study. FCE will provide copy of minutes from 4/08 PennDOT meeting. FCE will coordinate meeting with Borough, Borough Engineer, FCE, Hess, and PennDOT to review the project together.

- Parking issues were discussed with narrowing of Market and State Streets reducing the available curbside parking along the Hess property. Warrenette Sprenkle, a Borough resident, spoke of limited parking availability along State Street under current conditions; Review decided that one parking space along State Street at the edge of the Hess property would be eliminated. There is currently no parking along Market Street adjacent to the Hess property and Hess is willing to provide No Parking signs along areas on State Street but would need an ordinance from the Borough designating the areas as such.
- Mountable curbing along State Street was discouraged; mountable curbing was eliminated from the revised plans, engineer to review.
- Parking spaces in front of the dumpster should be designated as employee parking; employee parking signs were added to the revised plans, engineer to review.
- Curbing and elevations around the building were questioned in relation to ADA ramps and required slopes; FCE will provide clear indication of spot elevations and slopes.
- The space required for internal traffic circulation was discussed. There are concerns that curbing at the pumps will spill out onto the adjacent streets and create unsafe conditions; these issues will be discussed at the meeting with PennDOT.
- Shireen Farr spoke of Revitalization Plan as it applied to PennDOT. Plan was discussed with PennDOT in regards to narrowing of streets. PennDOT was endorsing the plan and the only issue was that the Borough was responsible for the paver crosswalks. Kairos is doing final design drawings with plans to bid the project in April and finish project in September.
- No comments from TCRP beyond those discussed by Borough engineer.
- It was noted that several members of the LPC did not receive copies of the plans and information. Six copies were submitted by FCE. It was suggested that ten copies be submitted the next time and that the Borough needed to clarify the submittal process due to ongoing issues.
- Mr. Herrmann expressed a concern with spill protection measures considering the proximity to the Susquehanna River. Mr. Lautenbaucher discussed “positive limiting barriers” (PLBs) which are a series of grooves cut into the apron surrounding the pumps to contain spills. Hess uses these elsewhere but they are not required in Pennsylvania. He said that Hess would be willing to put them in on this project.
- Mr. Howard expressed concern over the dumpster and associated employee parking being so close to the property line. It was noted that screen plantings and a fence were between the dumpster and the property line and that the employee parking was pushed back for better clearance from incoming traffic.
- Mr. Howard also expressed a desire that this project work to meet the proposed sign ordinance requirements even though it is grandfathered from already having been submitted. Of concern is that the entire canopy be lit and it was requested that just the signs be lit to limit lightspread to surrounding properties. Mr. Lautenbaucher indicated that they would reduce the “Hess Express” wall sign from their medium to small standard size, they were amendable to not lighting the entire canopy perimeter provided that the “Hess” name remained lit, and that they would

consider reducing the height of the freestanding sign from 22' to 18' provided that it does not introduce a visual obstruction.

- Ms. West expressed concerns that the sight distances be properly noted on the plans.

Ms. West motioned to table the project until all parties had a chance to meet with PennDOT to review the situation concerning traffic with the proposed project. FCE to coordinate the meeting. A time extension will be provided by Hess to the Borough. Mr. Herrmann seconded the motion and all were in favor.

**Stark Subdivision Plan:**

*Mr. Jay Stark, Property Owner*

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

Mr. Shaffer presented. LPC and County are both in receipt of revised plan (dated February 5<sup>th</sup>) and County has provided comments. Mr. Stalnecker reviewed salient comments from his letter dated ???.

- The plans have been revised to show possible building location and grading to demonstrate that the site is developable. Note on plans that proposed building and contours are conceptual and may not reflect potential development.
- A waiver is requested for this to be a double frontage lot considering that the lot is already double frontage by the creation of Bridgeview Drive.
- Deferral for sidewalks is requested as adjoining properties do not have sidewalks either.
- Discussion of necessity of removal of hedgerow to confirm site distances. Borough engineer and project engineer to meet at site to review and discuss.
- Bearing of curve of Bridgeview to be indicated.
- Designated R.O.W. to be labeled.
- Request was made for access from either Bridgeview or Indiana Avenue but not both. Plans should be revised to indicate as such.
- Drainage from both the existing property onto the proposed property as well as drainage from the proposed property to neighboring properties was discussed. Borough engineer and project engineer to meet at site to review and discuss.

County had no further comments.

Discussion was that there were several outstanding issues that needed to be addressed before the Planning Commission could vote on the proposal. The Borough Engineer and Project Engineer would meet at the site to review these issues and the Project Engineer would revise the plans to reflect the required information.

Ms. West moved to table the project until next month so that the engineers could meet to review the issues and revise the proposal. Mr. Howard seconded the motion with all member in favor.

**Discussion of other issues:**

Mr. Stalnecker advised that he has not received copies of the Sign and Cafe Ordinances for review. Ms. West would forward copies to him.

Ms. West encouraged the Planning Commission to not submit projects to the Council until they are complete. At issue is keeping track of all pending requirements to a project.

Mr. Howard discussed the issue of ordinance changes to more clearly define the timeline required for submissions for consideration. The continuing issues with Planning Commission members not having adequate time to review documents before the meeting is delaying the process and creating issues.

Ms. West advised that the Sign and Cafe Ordinances had a quasi-public hearing the previous Thursday. Lamar Advertising submitted comments on the Sign Ordinance. The County had no further comments yet, but County Planning Commission is to review on Feb. 19th for official comment. Ms. Park requested a copy of the solicitor's revisions as her comments may be somewhat redundant. The Sign Ordinance should return to the Planning Commission for review. Public hearing will be in March. Comments should be submitted to Ms. West before the next Borough Council meeting.

Ms. West advised that section H101.2 from the IBC concerning signs mounted in the ground should be appended to the Sign Ordinance.

Comments from TCRP and the solicitor on the Sign Ordinance and TCRP comments on the Cafe Ordinance should be submitted.

Ms. West motioned to approve last month's Planning Commission minutes. Mr. Howard seconded. All approved.

Following the Sign and Cafe Ordinance process, Ms. West advised that the Renters Ordinance is the next one on the table.

Mr. Howard reviewed several educational sessions available to PC members.

Meeting adjourned approximately 9:10 pm.

***Minutes prepared by***

***Thomas Bank***  
*Secretary, Lemoyne Planning Commission*  
*January 31, 2009*

**FINAL**