

Meeting Minutes
Lemoyne Planning Commission
Tuesday – August 11, 2009

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

Staff: John Paden (Codes Enforcement Officer), Janine Park (*TCRP*)

Visitors: Shireen Farr (Borough Council); Blair Troegner, Kurt Troegner (Troegner Realty, LLC); Jason Melham (Melham Associates, P.C.)

Attached or Referenced Exhibits: See attached

The regularly scheduled Lemoyne Planning Commission meeting was called to order at 6:25 pm.

Troegner Sketch Plan:

Mr. Blair Troegner & Mr. Kurt Troegner

Mr. Jason Melham

Mr. Ihlein had previously spoken with Mr. Troegner regarding his request and suggested that he attend the LPC meeting with a sketch submission to discuss options for his property. Mr. Ihlein had also completed a zoning review for the project that was sent to Mr. Melham.

Mr. Troegner presented the proposed construction with a site plan and rendered images of the building against existing photographic backgrounds. Access to the property would be from a continuation of Poplar Street off of Third Street. The structure would be a 3-1/2 story building housing eight apartment rental units. The units are 1000 square feet with two bedrooms aimed at a mid-market consumer. Preliminary drawings show the building height at 40' to 42' tall. A parking lot provides 20 parking spaces with an additional 2 spaces in a garage structure. It was noted that 2-1/2 of the parking spaces were in the setback buffer zone. This is allowed with the approval of the borough.

Mr. Paden stated that he does not maintain Poplar Street east of Third Street. He was unsure as to whether it was a paper street east of Third or which adjacent properties had ownership of it. Mr. Troegner had filed prescriptive rights for access.

Addressing a question, Mr. Troegner stated that the current lease for the billboard on the property is a 10-year lease with the right to terminate if the property is built on.

Mr. Howard addressed the issue of sewer planning units. This would have to be addressed through the proper channels as part of the land development process.

The overall consensus from the LPC was favorable and it was recommended that the owner proceed with the land development submission.

Other Business:

Ms. Farr addressed the LPC concerning the sign ordinance. There was minimal turnout for the public meeting and the ordinance had been approved at the August Borough Council meeting. Overall, the reaction to the ordinance had been positive.

Ms. Farr also stated that depending on the State budget, there was the potential for a comprehensive zoning coordination with Camp Hill and Wormleysburg and that it had been proposed to use the Signs Ordinance as a starting point for the three boroughs.

There was limited information about the situation with the Hess Station renovation. The understanding was that they were still awaiting HOP approval.

It was announced that John Paden had been appointed to the position of Codes Enforcement Officer along with his duties as Highway Foreman.

Ms. West questioned whether current regulations covered the conversion of a house to apartments. Ms. Park confirmed that it is covered by zoning and parking regulations.

There was a discussion of the formula for developers to provide recreational facilities. Ms. West was going to research the actual regulation.

June Meeting Minutes:

Ms. West motioned to approve the June Meeting Minutes. Mr. Howard seconded. Passed with all in favor. No meeting was held in July due to a lack of any items on the agenda.

Mr. Howard motioned to adjourn. Meeting adjourned approximately 7:45 pm.

Minutes prepared by

Thomas Bank
Secretary, Lemoyne Planning Commission
August 21, 2009

FINAL



The little town that has it all!

August 10, 2009

Mr. Jason Melham

Melham Associates, PC

2247 North Front Street

Harrisburg, PA 17110-1027

RE: Site Plan Sketch Zoning Review

Dear Mr. Melham:

This letter contains a zoning review of a site plan sketch that you submitted to the Borough on August 4, 2009 for a proposed land development being called "Poplar Street Apartments". The site plan sketch is dated 8/4/09. Your client is identified as Trog Realty, LLC of Lemoyne, PA. While not explicitly depicted on the site plan sketch, the proposed use has been described to me as a multi-story apartment building with up to eight (8) dwelling units. There is a small unidentified building shown at one edge of the parking lot.

Following are my comments based on the latest version of the Zoning Ordinance of the Borough of Lemoyne:

- 1) The parcel depicted on the plan is located in the Commercial zoning district. The lot and building would be accessed by an extension of Poplar Street and/or a private driveway from north Third Street. The front of the building would face Market Street. Under Section 800.1.S of the ordinance for the Commercial District multi-story apartments are a Permitted Use. The first and second floor may include or be entirely used for commercial purposes.
- 2) Section 800.1.S. states that parking satisfactory to the Governing Body must be provided. The site plan sketch shows eighteen (18) vehicle parking spaces. Off-street parking and loading must comply with Article 12. Section 1201.1.A(3) for Multiple Dwellings states that the number of parking or garage spaces shall not be less than two and one half (2-1/2) times the number of apartments in the building. For an 8-unit building this would be at least 20 parking spaces.

510 Herman Avenue
Lemoyne, PA 17043-1822
717.737.6843

www.lemoynepa.com

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- 3) Section 801.1 states that there is no minimum lot area regulation. The lot does appear to be sufficiently large to accommodate the structure, uses and parking areas shown on the site plan sketch. Additional space for parking may be needed to comply with Article 12.
- 4) Section 801.2 states that there is no minimum lot width. However, there must be a space between non-adjointing structures of at least five (5) feet. It is noted that there is an existing billboard within about 15 feet of the proposed building. The billboard should not overhang the proposed parking lot.
- 5) Section 802.1 requires a building front yard setback of at least ten (10) feet from any public right-of-way. No vehicle can be parked within five (5) feet of the right-of-way or property line.
- 6) Section 802.2 requires a minimum side yard of no less than ten (10) feet for each side yard.
- 7) No rear yard is required as per Section 802.3.
- 8) Section 802.4 requires a Buffer Yard, and makes reference to Article 10, Section 1017. This Section lays out buffer yard requirements depending on the boundary line of zoning districts of adjoining properties. The north or rear edge of the lot adjoins properties that lie in the S-R Suburban Residential District. Section 1017.1. states that where there is no yard requirement for the yard that abuts the S-R district the buffer yard shall be thirty (30) feet in width. In addition, the east side of the lot adjoins a property that is located in the C-R Conservation Residential District. The buffer yard here should be at least twenty (20) feet in width. Compliance with the buffer yard requirements will be required to be depicted on land development plans that would be part of an official plan submittal.
- 9) Section 1017.2 lays out the provisions for all buffer yards.
- 10) Section 803 requires that not more than sixty-five percent (65%) of the area of each lot may be occupied by buildings.
- 11) Section 804 states that no building shall exceed forty (40) feet in height.
- 12) Section 805 for Offstreet Parking defers to Article 12. Section 806 for Signs defers to Article 13 for any new signs that the applicant may consider.
- 13) Concerning the existing billboard, the sign would be grandfathered under the Zoning Ordinance and can remain as long as it stays in the same location and is not increased in size or changed in any way other than maintenance. The Billboard located will need to be shown on a land development plan.

Mr. Jason Melham

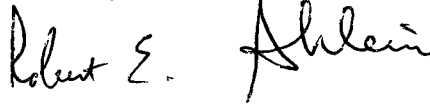
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A project of this type would be required to go through the complete land development submittal and plan review and approval process as governed by the Pennsylvania Municipalities Planning Code and the Borough of Lemoyne Subdivision and Land Development Ordinance. An additional zoning review would be conducted at the time of formal land development submission. An official land development plan submittal will need to include:

- a. The designated purpose of each floor of the principal building and the small building shown adjacent to the trash enclosure.
- b. All parking requirements and provisions for each intended use of the buildings
- c. Compliance with all requirements of Article 10 – General Provisions

Please contact me if you have any questions or need additional information at this time.

Sincerely,

A handwritten signature in black ink that reads "Robert E. Ihlein". The signature is written in a cursive style with a large, stylized "I" and "h".

Robert E. Ihlein

Borough Manager, Zoning Officer