

Meeting Minutes
Lemoyne Planning Commission
Tuesday – October 12, 2010

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

Staff: Robert Ihlein (Borough Manager), John Paden (Codes Enforcement Officer), Jack O'Neill (Treatment Plant Manager), Janine Park (TCRP)

Visitors: Christopher Knarr

Attached or Referenced Exhibits: See attached

The regularly scheduled Lemoyne Planning Commission meeting was called to order at 6:37 pm.

Act 537 Sewage Facilities Phase II Plan:

Mr. O'Neill gave the Planning Commission an overview of where the project stands.

In January, Camp Hill and Wormleysburg withdrew from the project. Options of joining with Hampden Township, East Pennsboro, and Harrisburg were compared to a Lemoyne only facility. The Lemoyne upgrade plan was found to be the most cost effective plan. New Cumberland and Lower Allen Township were also contacted but were not interested in combining with Lemoyne.

Ms. West asked if Wormleysburg and Camp Hill were definitely out of the picture. Mr. O'Neill replied that Wormleysburg had officially withdrawn, but that Camp Hill had positioned themselves as not having officially withdrawn but had not given a definite answer despite the deadlines. Mr. O'Neill said that Lemoyne's attorney had advised to proceed without Camp Hill in order to meet the deadlines imposed by the DEP.

It was said that economies of scale would help the Borough if Camp Hill were included, but that an agreement could not be reached. A discussion followed concerning the history of the joint Lemoyne/Camp Hill treatment plant and the politics of the situation.

It was discussed that the EPA was proposing further limits to the nutrient load allowed to be released by the proposed plant - essentially cutting the previous limit in half. To meet this requirement would require further plant costs beyond what is currently proposed. An alternate would be to buy nutrient credits, typically from agricultural sources.

Mr. Howard requested a response by Buchart Horn to the comments made by Navarro

& Wright in their review of the Act 537 submittal.

Ms. Park advised that the Planning Commission's charges in this process are to determine whether the Plan is compliance with the County's Comprehensive Plan and with the Lemoyne Borough Comprehensive Plan.

Ms. West inquired when Wormleysburg would disconnect from the system. Mr. O'Neill advised that their contribution to the total was less significant than Camp Hill's contribution and could be absorbed within extra capacity if there was a delay.

Mr. Herrmann made a motion that the Phase II Plan is consistent with the County and Borough Comprehensive Plans and that a request has been made for Bucharthorn to respond to the issues raised by Navarro & Wright review of the Plan. Ms. Byrem seconded. All in favor.

In conclusion, Mr. O'Neill distributed information regarding public review meetings of the EPA's proposal to further limit allowable loads introduced into the Chesapeake Bay watershed. As it stands, the proposed treatment facility will be costly and will greatly reduce the current loads. Further reductions will greatly increase costs for minimal extra gain. Public comments to this effect may be helpful.

Joint Zoning Ordinance Report:

Christopher Knarr, AICP

Mr. Knarr began by thanking the Borough for printing copies of the ordinance for the Planning Commission's use.

Mr. Knarr walked the Planning Commission through the ordinance document and discussed zoning boundaries and land use. Items discussed were the format of the ordinance and ways in which boundaries for various uses could be facilitated.

From discussion, it was determined that it would be best for the Planning Commission members to read through the document and start to prepare their thoughts on various areas and implementation. In the coming year, it was discussed to have a second LPC meeting each month as a possible work session. If there were no need, it would be easier to cancel it than to advertise individual sessions.

Other Business:

It was discussed that December marked the end of term for both Ms. Byrem and Mr. Bank. Mr. Bank has only finished two years of a previous member's term. Both commented that they would be looking to serve another term.

Ms. West suggested that due to holiday events on everyone's calendar, that holding the regular December 14th meeting on November 30th would likely be an advantage to everyone.

Mr. Bank motioned to accept the August meeting minutes. Ms. West seconded. All in favor.

Mr. Bank motioned to adjourn. Mr. Howard seconded. All in favor. Meeting adjourned approximately 9:29 pm.

Minutes prepared by

Thomas Bank

Secretary, Lemoyne Planning Commission

November 24, 2010

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