

BOROUGH OF LEMOYNE

"The little town that has it all!"

Lemoine Borough
Rental Property Licensing and Inspection Sub-Committee
Minutes
August 25, 2010, 6:30 p.m.

1. Call to Order: The Rental Property Licensing and Inspection program Sub-Committee of the Lemoine Borough Council Ordinance and Zoning Committee was called to order on Wednesday, July 28, 2010 at 6:30 p.m. with Lynda Stark presiding.
2. Roll Call: Present at roll call were Lynda Stark, Chairperson, committee members Roi Baptiste, Stacy Gromlich, Clair Messemer, Robert Ihlein, Borough Manager and John Paden, Bororgh Foreman.

Guests in attendance were Rob Brady of 209 Herman Avenue and Barb Byrem of 740 Bosler Avenue.

3. Comments from citizens:

Mr. Brady said that he is glad to see the committee is planning to adopt the International Property Maintenance Code (IPMC). Mr. Brady also stated that he thinks one of the biggest issues is trash.

4. Old Business:

- a. Identification of rental properties and owners – Draft letter to landlords.

Mr. Ihlein presented the draft letter to the committee. The committee approved the letter with attached Rental Property Registration Form and Status of Occupancy Report to be filled out by the Lessors. The committee further agreed to include a return envelope, without postage, with the letter. The information requested is required by the Lemoine Borough Code of Ordinances, Chapter 11, Section 101.

Mr. Ihlein said that our ordinance does not agree with the ordinance being used by the West Shore Regional Police Department. Mrs. Byrem said that when she was the Tax Assessor for Lemoine, the copy of the ordinance that she used had a \$500.00 fee for non-compliance. Mr. Ihlein will verify the most up to date version. The Ordinance and Zoning Committee will put this on the agenda to be reviewed and updated.

- b. International Zoning Code.

Mr. Paden checked with the Pennsylvania State Association of Township Supervisors (PSATS), but they do not stock the book.

- c. Finalize draft of ordinance to adopt the International Property Maintenance Code (IPMC).

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- 1) IPMC Chapter 7 – Fire Safety Requirements.

The committee agreed to adopt the chapter as written in the IPMC.

- 2) IPMC Appendix A – Boarding Standards.

The committee agreed to adopt the appendix as written in the IPMC.

5. New Business:

- a. The committee had a discussion on the IPMC and agreed on the following changes.

- 1) Section 103.5 - Fees.

Insert: “Current fee scheduled adopted by Lemoyne Borough Council Resolution.”

- 2) Section 111.2 - Means of appeal.

The board of appeal will consist of the Ordinance/Zoning committee members, Lynda Stark, Chairperson, Stacy Gromlich, and Pam Paul. The alternate members will be Barb Byrem and Roi Baptiste.

- 3) Section 304.14 - Insect screens.

Insert: “April 1 through October 31”.

- 4) Section 308 - Rubbish and garbage.

Delete wording in IPMC and replace with, “Refer to Lemoyne Borough Code of Ordinances, Chapter 20, Section 101, Rubbish and Garbage”.

Since the Lemoyne ordinance is more comprehensive, the Ordinance and Zoning Committee will update the Lemoyne ordinance, combining with requirements in the IMPC.

- 5) Section 404.5 - Overcrowding.

The committee agreed to adopt the section as written in the IPMC.

- 6) Section 503.4 – Plumbing Facilities & Fixture Requirements, Floor Surface.

The committee agreed to adopt the section as written in the IPMC.

- 7) Section 602.3 - Heat supply.

Remove the words, “during the period from [Date] to [Date]”.

- 8) Section 602.4 - Occupiable work spaces.

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Remove the words, "during the period from [Date] to [Date]".

9) Section 605.2 - Receptacles.

The committee agreed to keep the section as written in the IPMC.

Next Meeting: Mr. Paden will send the draft Ordinance to Adopt the IPMC to the committee members for review for the next meeting. The next meeting will be on September 22, 2010 at 6:30 p.m.

Adjournment: 8:05 p.m.

Respectfully Submitted

John L. Paden
Maintenance Foreman

Lynda Stark
Lemoyne Borough Council
Chair Ordinance & Zoning Committee