

APPROVED – 11-09-2021
BOROUGH OF LEMOYNE PLANNING COMMISSION
JULY 13, 2021 MEETING MINUTES

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, July 13th, 2021 at 7:00 p.m. at the Lemoyne Borough Building

Roll Call

LPC Members Present: Thomas Bank, Zach Border, Gale Gallo, Gene Koontz, Robert Rapak

LPC Members Absent: None

Borough Staff and Advisors: Cindy Foster, Borough Manager; Trisha Rafferty, Code Enforcement Officer; Mike Knouse Rettew- Borough Engineer

CCPD Staff: None

Applicants/Representatives: *Riverton Woods* - Dan Wise of RJ Fisher; Dave Getz, council; Mike Kearney of Monarch Development

75 Cumberland Road - Susan Peipher of Blakinger Thomas; Alese Wooditch property owner

Guests/Residents: James Strong, Thomas Farr, Linda Farr, Judy McAllister, John Wright, Scott Steiger, Sue Yenchko, Charles Hooker, Dana Wren, John Kostecky

Press: none

The meeting was called to order by Chair Rapak at 7:04 p.m.

Public Comments

Reserved for after applicant presentations.

Review/Approval of Minutes

The meeting minutes for the June 8, 2021 Regular Meeting were reviewed. Mr. Koontz noted four minor corrections. Ms. Gallo motioned for approval of the corrected minutes, Mr. Border seconded, with all in favor.

Unfinished Business

Potential amendment to Zoning Ordinance 550-40 regarding setback for fencing in residential areas

Commission member comments and questions:

Chair Rapak presented the revised wording of the ordinance based on discussions from the prior meeting. Ms. Gallo suggested changing “outside” to “from” in the first sentence of the new Part A.1. All agreed. Mr. Bank suggested an additional change to the 550-40 to allow up to 10 ft fence height on the back or rear of a residential property abutting a commercial or industrial zoning district where such a fence height would be permitted. Chair Rapak indicated that Council will be asked if this change might be considered.

Public comments and questions:

Mr. Hooker requested consideration for additional guidelines for replacement or repair of existing non-conforming fences and walls.

Mr. Steiger commented that the written agreement referenced in proposed Part A.2 should require insurance coverage.

The proposed ordinance will be forwarded to the CCPD for review.

Preliminary/Final Land Development Plan (LDP) for Riverton Woods, 400 North 12th Street

Applicant presentation:

Mr. Wise presented the changes made to the plans since the last meeting. The layout includes 50 paved and 50 unpaved overflow parking spots. Additions have been made to provide grading, lighting, landscaping, and lighting for the expanded parking area. The stormwater basin has been revised to accommodate paving the overflow lot should it be required in the future. He also stated that he has reviewed the Rettew letter of July 12, 2021 and does not see any issues with compliance with the remaining comments.

Commission member comments and questions:

Mr. Rapak asked Mr. Knouse if he had any concerns with the remaining stormwater issues. Mr. Knouse said he did not but noted that Cumberland County Conservation District approval is required.

Public comments and questions:

Ms. Yenchko asked if the overflow lot would use pervious pavement if it were found to be required. Mr. Wise responded that the stormwater system is designed to accommodate the flow so it would be unnecessary and unlikely that pervious pavement would be used.

CCPD comments: None

Borough Engineer comments:

Mr. Knouse indicated that nine alterations to requirements were approved in June so that the only action needed is for a recommendation of whether to approve the plans. He said the remaining issues in his review letter of July 12, 2021 are administrative or minor.

Motions:

Mr. Border moved and Mr. Bank seconded a motion to recommend approval of the Land Development Plan for Riverton Woods subject to satisfying the remaining issues in the July 12, 2021 letter from Rettew. All approved.

New Business

Conditional Use Application – 75 Cumberland Road (the full transcription for this agenda item is available upon request)

Applicant presentation:

Ms. Peipher presented the conditional use application for “Short-term rental” at 75 Cumberland Road of behalf of Ms. Wooditch.

Commission member comments and questions:

Members Rapak, Gallo, Koontz and Border asked various questions related to the physical design, use and operation of the property.

Public comments and questions:

James Strong of McNees Wallace (attorney for resident John Kostecky), Scott Steiger, Linda Farr, Thomas Farr, and Charles Hooker presented comments in opposition to the Conditional Use Application

Motions:

Mr. Border moved and Mr. Koontz seconded a recommendation to Borough Council to deny the Conditional Use Application for 75 Cumberland Road. All approved.

Officer Reports

None

Staff Reports

None

Miscellaneous Comments/Announcements

None

Next Meeting

The next regular meeting of the Lemoyne Planning Commission will be held on Tuesday, August 10th, 2021 at 7:00 p.m. in the Borough Council meeting room.

The meeting was adjourned at approximately 8:58 p.m.

**Minutes prepared by
Gene Koontz, Secretary
Lemoyne Planning Commission**

Attachments:

Riverton Woods response package dated July 6, 2021

Rettew letter dated July 12, 2021

75 Cumberland Road Conditional Use Application dated June 07, 2021