

DRAFT FOR REVIEW – 05-27-2021
BOROUGH OF LEMOYNE PLANNING COMMISSION
May 11, 2021 MEETING MINUTES

The monthly meeting of the Lemoyne Planning Commission was held Tuesday, May 11th, 2021 at 7:00 p.m. via the Zoom platform.

Roll Call

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

LPC Members Absent: Gene Koontz

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

CCPD Staff: Stephanie Williams

Applicants/Representatives: Robert Fisher and Dan Wise of RJ Fisher; Brandon Johnson and Mike Kearney (sp?) representing Monarch Development

Guests/Residents: Full list not available, commentors listed below

Press: none

The meeting was called to order by Chair Rapak at approximately 7:00 p.m.

Public Comments

Reserved for after applicant presentation.

Review/Approval of Minutes

The meeting minutes for the February 9th, 2021 Regular Meeting were reviewed. Ms. Bank motioned for approval of the minutes, Mr. Border seconded, with all in favor.

Unfinished Business

None

New Business

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

Ms. Rafferty presented a request from Borough Council for the Planning Commission to review and provide a recommendation on the modification of the requirement for a one-foot setback for fences in residential areas. She indicated this has created problems, especially in areas of the town with duplex houses where a narrow “no-persons” land is created between adjacent properties. Council asked for this ordinance be reviewed and potentially amended for duplex residences, or alternatively for all residential areas. After discussion, the Commission asked staff and the Engineer to provide examples of ordinances used in adjacent communities and agreed to table for discussion at the next meeting.

Preliminary/Final Land Development Plan (LDP) for Riverton Woods, 111 North Third Street

Applicant presentation:

Mr. Fisher presented to proposed plan to the Commission and then summarized the requested alterations to the ordinances as outlined in Mr. Knouse’s letter of May 11, 2021. They include, a waiver of recreation space and fee, acceptance of submitted traffic study, waiver of sidewalk and curb for the northern 25% of the property, acceptance of 24-ft driveway width, submitted volume control plan. He noted that a request for zoning variance for parking has been submitted to the Zoning Hearing Board (ZHB) and will be heard on June 2, 2021.

Mr. Fisher also indicated they are in the process of working through the remainder of the comments in Mr. Knouse’s letter.

Borough Engineer comments:

Mr. Knouse summarized the comments related to the alterations request:

- A. He recommended the recreation requirements not be waived.
- B. He requested that the traffic volumes used in the current study be verified, and if they can be, a full traffic study may not be warranted.
- C. He recommended the sidewalk and curb requirement for the northern section be deferred until a future time, as opposed to full waiver.
- D. The 24-ft driveway width may be acceptable with additional clarification and a request for SALDO variance.
- E. He indicated the rest of his comments are mainly technical and administrative are being worked on.

Commission member comments and questions:

Mr. Rapak and Ms. Gallo had several questions related to the adequacy of parking, the ability of residents to access nearby areas and the potential for providing some outdoor spaces for residents. The parking issues will be addressed by the ZHB. After discussion, the applicant agreed to review the potential to provide some outdoor space for residents to sit, walk and undertake some mild activities.

CCPD comments:

Ms. Williams expressed concerns about connectivity for pedestrians, recreation opportunities and parking.

Public comments and questions:

Jim Helsel, 25 Indiana Circle – Had questions about the adequacy of parking, on-site residential space and lighting.

Khayyam Siddiqui, 11 Indiana Circle – Asked if a study of wildlife had been conducted.

Natalie McClellan, 23 Indiana Circle – Questioned location of dumpster, lighting and appearance of building. The applicant addressed each question. An offer was made for a tour of their most recent similar project in Harrisburg for the neighbors in Copper Ridge.

During public comment Mr. Border needed to leave the meeting.

Borough Engineer:

Mr. Knouse then went through the questions on the Sanitary Sewer Module and indicated he needed approval of the Commission for an officer to sign the application.

Motions:

Mr. Bank moved to designate Mr. Rapak to sign the completed Sewer Module. Ms. Gallo seconded. All voted in favor.

Following discussion, it was agreed that approval of waiver for parking is critical to the plan so action to approve should wait until after the ZHB meeting, and also, for the full board to be present. By consensus it was agreed to table the submission until the next meeting.

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, June 8th, 2021 at 7:00 p.m. via the Zoom platform.

The meeting was adjourned at approximately 9:20 p.m.

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

Attachments:

Riverton Woods Waiver Request

Rettew letter dated May 11, 2021

Not 100% sure of the latest versions