

## **PLANNING COMMISSION**

October 4, 2021 7:00PM

Meeting Minutes

This Meeting was Recorded

### ROLL CALL

- ( ) Kenneth V. Farrall, Chair
- (X) Larry Burns, Vice Chair
- (X) John Kroesser
- (X) Michelle Kroesser
- (X) Lawrence G. Stevens

The record shows that four members of the Planning Commission were present along with Borough Manager Michael J. DeFinis and Assistant Manager Jaime E. Snyder

### 1. APPROVAL OF THE AGENDA:

Motion to Approve the October 4, 2021 Planning Commission Meeting Agenda

Motion: A motion was made by Larry Stevens to Approve the Agenda of October 4, 2021 Planning Commission Meeting. The motion was seconded by John Kroesser and unanimously approved with a vote of 4-0.

### 2. APPROVAL OF THE MINUTES:

Motion to Approve the Minutes of the June 14, 2021 Planning Commission Meeting.

Motion: A motion was made by Larry Stevens to Approve the amended June 14, 2021 Meeting Minutes. The motion was seconded by John Kroesser. The Motion was unanimously approved with a vote of 4-0.

### 3. 52/60 N. Market Street Minor Subdivision Sketch Plan Preliminary Presentation

Jeff Wert, from Metz Engineering addressed the Planning Commission and gave an overview of the sketch plan for 52/60 N. Market Street.

Mr. Wert reviewed Bursich's Engineering letter with the following comments:

- Item 1: Will comply.
- Item 2: Will comply.
- Item 3: Will comply.

Item 4: Fire truck access is provided as well as turning templates. Will show handicapped spacing and sight distances on plan.

Item 5: Will show, has enough.

Item 7: Will add a Land Development note to the plan.

Item 8: County Tax Map sketch plans shows alley but will not be used per this plan.

Larry Burns brought up the rights to the alleys in the Borough and this plan specially with neighbors. A discussion ensued amongst the Planning Commission.

Fine with showing proposed buffering, note will be added to plan.

Item 9: Will provide existing conditions plan.

Item 10: Trash would be accessed on street but will add a note to the plan.

Item 11: Understood and noted.

Item 12: Understood and noted.

Mr. Wert reviewed McMahon's Engineering Letter and made the following comments:

Item 1: Will comply.

Item 2: Concrete Apron, will comply.

Item 3: Noted that parking can be shown on plans but since this is a sketch plan, and the use is unknown, this is why parking wasn't specifically documented on the plans but has no issues placing parking lines, if requested.

Mr. Wert reviewed the letter submitted by the Planning Commission Chair, Kenneth Farrall and made the following comments:

Understands the Core Commercial Zoning with retail on the bottom if proposed residential but is unaware of the future use of the property at this moment as this is just a sketch plan that could be used when selling the property in the future. Mr. Wert added that the current owner of the property was looking for feedback on what could be an acceptable plan to start Land Development once the property was sold.

Mr. Wert also addressed the stormwater management issue in the letter and stated that this proposal decreases impervious coverage and isn't an issue if it is less than an acre of disturbance.

The Planning Commission spoke to Mr. Wert about any proposed landscaping and it was stated that would be addressed during the Land Development process. A discussion ensued amongst the Planning Commission.

Mr. Wert Thanked the Planning Commission for their time this evening and is planning to present at the Borough Council Workshop Meeting in October.

4. Old Business:

A. Edinburgh Square Land Development Update

Manager DeFinis gave an update on the Edinburgh Square Development and stated that the developer has been released to continue working but no work has started.

Larry Burns asked about a time line for the development and Manager DeFinis stated that he believes his permits are good for a few years.

B. Bennett's Court Update

Manager DeFinis informed the Planning Commission that he has spoke with the developer and he is still working through some items but is planning to move forward with the project.

C. 43 Roosevelt Update

Manager DeFinis stated that Borough Council approved the Land Development and the developer is working through the permit process.

D. Codification

Manager DeFinis updated the Planning Commission on the Codification process with General Code.

5. New Business:

A. Small Wireless Ordinance Update

Manger DeFinis informed the Planning Commission that this came up a few years ago through multiple organizations and now Act 50 determines how the Borough can allow cell providers to place equipment on our poles. Manager DeFinis stated that the Borough must allow it, but we can do our best to regulate it.

A discussion ensued amongst the Planning Commission regarding Act 50.

Larry Burns asked what is the negative and Manager DeFinis stated that there isn't really any and that 5G isn't going to be placed as much here as in rural areas with less cell service.

B. ZHB Legal Notice

Manager DeFinis informed the Planning Commission that Weimer Real Estate, 64 E. Lincoln Avenue, would like to place an awning over his patio but need relief from the property line set back.

6. Action Items: NONE

7. Next Meeting Monday November 1, 2021 7:00PM

8. Motion to Adjourn

Motion:

A motion was made by John Kroesser to adjourn the October 4, 2021 Planning Commission Meeting. The Motion seconded by Larry Stevens and unanimously approved with a vote of 4-0.

Respectfully Submitted,

Jaime E. Snyder  
Borough Assistant Manager