

## **PLANNING COMMISSION**

November 29, 2021 7:00PM

Meeting Minutes

This Meeting was Recorded

### ROLL CALL

- (X) Kenneth V. Farrall, Chair
- ( ) 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, Assistant Manager Jaime E. Snyder, and Assistant to the Manager Kathryn Vlahos.

#### 1. APPROVAL OF THE AGENDA:

Motion to Approve the November 29, 2021 Planning Commission Meeting Agenda

Motion: A motion was made by Kenneth Farrall to Approve the Agenda of November 29, 2021 Planning Commission Meeting Agenda. 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 October 4, 2021 Planning Commission Meeting.

Motion: A motion was made by John Kroesser to Approve the October 4, 2021 Meeting Minutes. The motion was seconded by Michelle Kroesser. The Motion was approved with a vote of 3-0-1. Kenneth Farrall abstained.

#### 3. 52/60 N. Market Street Minor Subdivision Sketch Plan Preliminary Response Letter:

Manager DeFinis stated that in the packet there is a response letter from the Zoning and Code Officer, which states that the plans have to be submitted in accordance with the Borough's Chapter 22 Subdivision Land Development. No plan will be approved until this is completed, and no plan can be received for a preliminary or final subdivision.

4. Old Business:

A. Edinburgh Square Land Development Update

Manager DeFinis explained that Edinburgh Square is under construction and the engineer did review the as-builts for the first two properties that were built.

B. Bennett's Court Update

Manager DeFinis stated that he spoke with Bennett's Court and they should have a submission in early 2022. They know that they need to fund their escrow before anything happens.

C. 43 Roosevelt Update

Manager DeFinis explained that 43 Roosevelt has received final approval from Borough Council. They have to execute the developer's agreement with the Borough to provide all the cost analysis for public improvements and are also in rears with their escrow account.

D. Codification

Manager DeFinis stated that the Borough is in the process of updating the code. A draft should be completed in early 2022 and any comments can be made.

5. New Business:

A. Small Wireless Ordinance Update

Manager DeFinis updated the Planning Commission that there is a draft resolution on approving the Design Manual for Regulations on Small Wireless Facilities. The manual was put together by the Borough's Utility Engineer and legal team from PME. Under number 11 for Colors and Materials, it will read "included but not limited to shroud". This change will be included in the draft that Borough Council is going to discuss on Wednesday night and on for an Action Item.

B. Ordinance Chapter 2 (Animals)

Manager DeFinis reviewed the draft ordinance that Borough Council has reviewed and made comments on. Mr. Kroesser asked if there was a number that the ordinance referred to for the number of cats that a resident can feed. After some discussion, the Planning Commission decided that a resident should not be allowed to feed more than 6 stray cats.

C. Weimar ZHB Continued December 7, 2021 7:00 PM

Manager DeFinis stated that the Weimar Zoning Hearing was continued until December 7, 2021 to allow for more information to be obtained.

D. Meeting Dates

Manager DeFinis highlighted the 2022 Meeting Dates.

6. Action Items:

A. Wireless Design Manual

Ken Farrall made a motion to add wording to the Small Wireless Design Manual to include Shroud in number 11 which will read “Colors and materials included but not limited to shroud for Small Wireless Facilities, Antennas, and Accessory Equipment shall be chosen to minimize visibility and be compatible with the surrounding environment.” The motion was seconded by John Kroesser and unanimously approved with a vote of 4-0.

7. Next Meeting Monday, December 20 2021 7:00PM

8. Motion to Adjourn

Motion:

A motion was made by John Kroesser to adjourn the November 29, 2021 Planning Commission Meeting. The Motion seconded by Larry Stevens and unanimously approved with a vote of 4-0.

Respectfully Submitted,

Kathryn Vlahos  
Assistant to the Manager