

# Planning Commission Meeting

## April 12, 2017, 7:00 PM

### Minutes of Meeting

#### 1. Call to order

Chairperson John Gomolak called the meeting to order at 7:00 PM.

#### 2. Roll call

Commission members in attendance: Barbara Bishop, Jim Evans, Jay Gomolak, Calvin Kaufman, and Tim Seale, Denise Smyda Ray Strosko. Others: Emil Bove and Jeff McLaughlin.

#### 3. Approval of Previous Meeting's Minutes

Ray made a motion seconded by Calvin to accept the January Meeting Minutes. Motion passed unanimously.

#### 4. Audience Comments on General or Agenda Items

Tom Smith asked to hold his comments until such time that an item comes up on the agenda that he wants to comment on. Jay stated that that would be fine.

Jay asked if there any additional items for the agenda. The committee members said that they had none.

#### 5. New Business

##### a. Hawley Subdivision

Jim made a motion seconded by Ray to send the planning module onto council upon satisfactory review by Emil. Motion passed with all voting in favor except for Tim Seale who abstained.

##### b. Revisit Zoning for Service Stations in the B-1 Business District

Jeff reported that he and Emil met with a developer who is interested in constructing a gas station/convenience store that would feature inside as well as outside seating. The developer had stated that he would have to go to the Zoning Hearing Board. Jeff stated that he was hoping that the Planning Commission could review the Zoning Ordinance to rectify this situation for future developments. Emil stated that gas pumps fall under *Auto Sales and Service and Repair* in the B-1, B-2, and L-1 districts and require either a Conditional Use or a Special Exception, there is a discrepancy in the ordinance. He also pointed out that in Section 603 *Conditional Uses* list *automotive fueling with our without*

*a convenience store* in the B-2 or L-1 districts. B-1 is not listed. Emil stated that this language needs updated and the discrepancies eliminated.

Jim stated several years ago the Planning Commission realized that there were problems like this in the ordinance and they spent a great deal of time drafting changes to the zoning ordinance. However, they did not pursue having the changes adopted because the borough began the comprehensive plan and the ordinance would need revised to reflect the ideas advocated in the new plan.

Jim suggested that the changes be approached in a piece meal fashion to address immediate concerns as well as in comprehensive manner to improve the zoning ordinance for the long term.

Emil did point out that the retail is permitted and that there is a mechanism for the developer to get the fuel pumps, by applying for a Special Exception through the Zoning Hearing Board.

Tim made a motion seconded by Jim to add a convenience store with gas pumps to the Special Exception category of the B-1 Business District. Motion passed unanimously.

Emil recommended that Section 603.3 be reviewed regarding *automotive fueling with or without convenience retail*

Jim made a motion seconded by Tim to include the B-1 Business District in Section 603.3 *automotive fueling with or without convenience retail* which would also change what would be required from a Special Exception to a Conditional Use. Motion passed unanimously.

#### **c. Sidewalks in New Developments**

Emil reported that council passed the motion regulating the maintenance of sidewalks. Council can also require sidewalks anywhere they want.

#### **d. Any Other New Business**

There was no new business.

### **6. Old Business**

Jim asked about council's response to the recommendations the Planning Commission made at the January meeting. Jeff reported that the council did:

- Agree with the recommendation to include language in the Comprehensive Plan regarding the fire department. This language was added and the plan was adopted by council. Jeff reviewed the language found on Page 64 and 65 of the plan.
- Hired the Code Enforcement Officer pending pre-employment clearances. The Planning Commission asked that the hours be front loaded and Jeff stated that since he will probably not start until May, instead of the originally budgeted January he will be able to work a good number of hours throughout the rest of the year.
- Council expressed concern about accessing the parks as well as echoing PennDOT's concerns regarding ownership of the ramps. He did mention that PennDOT may be able to donate the land to the borough. Emil did point out that there is a sidewalk on the western side that could access the one ramp area. Emil also pointed out that given all that is going on with PennDOT, with the Roundabout and Retention Pond Agreements, it may be a good idea to hold off on bringing up the idea of the parks to them for a while.

Emil reported on the fourth recommendation that came out of the meeting, regarding the 50% storm water release rate. The Planning Commission recommended that the 50% release rate be adopted for the entire borough and if this were not to take place in a timely manner, to satisfy PennDOT, that a secondary recommendation be adopted – to require the Watershed B Area to have a 50% release rate. Emil reported that the 50% release rate for Watershed B was being written and a motion is to be considered at the June council meeting to advertise the ordinance. He stated that the 50% release rate for the entire borough could be considered as part of the update to the zoning ordinance.

Calvin asked for a status on the Hampton Inn. Emil stated that the Borough Solicitor and the hotel's attorney are talking.

Ray made a motion to adjourn the meeting at 8:07 PM.