Minutes of the Regular Meeting of the

PALMYRA BOROUGH PLANNING COMMISSION

Wednesday February 3, 2016

Jim Hartman called the meeting to order at 7:00 p.m. in the Council Chambers of the Palmyra Municipal Building, 325 S. Railroad Street, Palmyra, PA, 17078.

Attendance: Jim Hartman, Mark Smith, Joe Templin, and Gretchen Van Scyoc were present. Borough Manager Roger Powl was also present. Steve Ricker was absent.

Public Comment: None

Approval of Minutes:

Gretchen Van Scyoc explained that Mr. Powl corrected the original draft minutes to indicate that Mark Smith was present at the meeting instead of being indicated absent.

A **Motion** was made by Gretchen Van Scyoc, seconded by Mark Smith, to approve the January 6, 2015 meeting minutes as corrected. **Motion Carried**.

Action & Discussion Items:

1. Citizens Fire Company No. 1 – Final Land Development Plan:

   Mr. Powl explained that the Borough Solicitor has advised that the plan should have been prepared by the engineer according to the Palmyra Subdivision & Land Development Ordinance (SALDO) instead of the Lebanon County SALDO, therefore, Steckbeck Engineering is not ready for consideration of a conditional approval at this evening's meeting and has provided a letter granting the Borough an additional 90-days for the review of the plan in order to tweak the plan according to the Palmyra SALDO, which may result in a couple of waiver requests. Mr. Powl explained that the Zoning Officer has reviewed the plan and believes it to be in compliance with all current Zoning regulations and no variances are needed. Mr. Powl also explained that the Solicitor advised that zoning would not have been an issue anyway because the variances granted through the Palmyra Municipal Complex Preliminary Plan approval process were extended by the passage of the Permit Extension Act by the PA State Legislature, extending all permits until July 2016.

   A **Motion** was made by Gretchen Van Scyoc, seconded by Joe Templin, to make a recommendation to Borough Council to grant a 90-day extension of time from March 1, 2016 to May 31, 2016 for the review of the Citizens Fire Company No. 1 Final Land Development Plan. **Motion carried**.

2. CALI, LLC (671 W. Main Street) – Land Development Plan Waiver Request:

   John Poff of Matthew & Hockley Associates, and Giovani Cali, property owner, were present. Mr. Poff explained that the proposed 500 square feet garage addition on top of existing impervious pavement will not increase the size of the building over 2,000 square feet total, however, it would be a greater than 10% increase in the overall square footage, therefore, the Palmyra SALDO requires a land development plan to be prepared, submitted, reviewed, and approved. Mr. Giovani explained that the new 10' X 50' addition is a garage necessary for him to work on pick-up truck sized vehicles, and no new utilities will be necessary. Mr. Hartman explained that the Borough Engineer has reviewed the plan and has recommended approval of the waiver requested so that a land development plan will not be required to be prepared. Mr. Hartman agreed that the project as proposed did not seem to meet the definition of land development, and explained that, since the project is 500 square feet or less, nothing would be required to be prepared to comply with the Palmyra Stormwater Management Ordinance either.

   A **Motion** was made by Mark Smith, seconded by Joe Templin to make a recommendation to Borough Council to grant a waiver of Section 318-7.D(3)(a) (Land Development Defined) so that CALI, LLC will

not be required to prepare, submit, and obtain approval of a land development plan for a proposed 10'X50' addition to an existing structure, which would result in a greater than a 10% increase to the overall square footage of the existing building. **Motion carried**.

3. Wireless Communications Facilities Ordinance for "Distributed Antenna Systems":

   Mr. Powl explained that today the Borough Solicitor provided some sample zoning ordinance language that was recently adopted by Warwick Township, Lancaster County for the Planning Commission's review. The Planning Commission requested time to review language before discussing it further.

   A **Motion** was made by Jim Hartman, seconded by Joe Templin, to table discussion on this item until the March 2, 2016 meeting. **Motion carried**.

Communications: None.

Other Business: None

Adjournment:

A **Motion** was made by Gretchen Van Scyoc, seconded by Mark Smith, to adjourn the meeting at 7:16 p.m. **Motion carried**.

Respectfully Submitted,

Roger E. Powl
Borough Manager