

**Minutes of the Regular Meeting of the
PALMYRA BOROUGH PLANNING COMMISSION**

Wednesday April 5, 2017

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: Steve Ricker, Joe Templin, Borough Manager Roger Powl, and Frank Chlebnikow of Rettew were present. Carissa Mellinger and Gretchen Van Scyoc were absent.

Public Comment: None

Approval of Minutes:

A **Motion** was made by Steve Ricker, seconded by Joe Templin, to approve the March 1, 2017 meeting minutes as written.

Motion Carried.

Action & Discussion Items:

1. ShadowStone Re-Zoning Petition (Mixed Use to Manufactured Home Park):

Joyce Gerhart of RGS Associates and Dwight Wagner, owner of ShadowStone, were present. Ms. Gerhart explained that Mr. Wagner has purchased several dilapidated properties located along N. Railroad Street in the Mixed-Use (MU) District between West Spruce Street and an un-named east-west alley to the south. The properties are scheduled to be demolished so that the existing ShadowStone Community Center can be relocated along N. Railroad Street, and three new manufactured housing units can be placed where the existing Community Center is located now. Ms. Gerhart explained that ShadowStone is seeking to re-zone the recently acquired properties from MU to Manufactured Home Park (MHP) since it is intended to be used as an extension of ShadowStone. Mr. Hartman asked if the property is approved for re-zoning, how would the setbacks be affected? Ms. Gerhart explained that the setbacks are rather small in the MU District, and the MHP District requires a 75-foot setback from the property lines to any manufactured homes but, she believed a smaller setback would apply for the new Community Center. Mr. Wagner explained that the new 4,500 sq' Community Center will be standard stick built construction, not a manufactured housing type structure. Mr. Chlebnikow explained that the re-zoning will allow for the intended future uses but, ShadowStone will still be required to comply with all land development regulations. Mr. Hartman asked if the recently purchased properties will be combined with the adjacent ShadowStone property on a single deed and Mr. Wagner confirmed that he has plans for doing so. Mr. Ricker asked how many people can be seated for a meal at the existing Community Center and Mr. Wagner explained that they have seating for 100 people for a meal.

A **Motion** was made by Joe Templin, seconded by Steve Ricker, to recommend to Borough Council to approve the Zoning Map Amendment as proposed. **Motion carried.**

2. Palmyra Borough Final Land Development Plan – New Public Works Garage:

Mr. Powl explained that this plan is to accommodate the construction of a new 11,200 sq' structural steel garage building for the Public Works Department that will replace the garage areas currently located at the 210 N. Forge Road property that has been sold by public bid for \$300,000 to Klick-Lewis. Mr. Ricker asked who bought Seltzer's Field versus who bought the existing Public Works Department garage property, and Mr. Powl explained that Klick-Lewis bought the Seltzer's Field property and DRWT Real Estate LLC, a division of Klick-Lewis, purchased the 210 N. Forge Rd property. Mr. Hartman asked the Planning Commission to ignore the review comment made by Lebanon County

Planning relative to needing to add a deed reference for the Norfolk-Southern railroad due to the difficulty in researching railroad right of way deeds. Mr. Chlebnikow noted the following Rettew review comments: a waiver of preparing, submitting, and obtaining approval of a preliminary plan was not asked for and should be, the Zoning Officer needs to review the plan to ensure that the plan meets all the requirements of the Zoning Ordinance, the GIS geographic identification number should be added to the plan, building setbacks should be shown on the plan, and the Borough should discuss if the trees being removed to make room for the new building should be replaced. He also explained that the stormwater review comments are simply technical in nature and can be easily addressed, and he recommended removing the generic plan notes not pertaining to this project. Mr. Hartman asked where the sewer connection is located and Mr. Powl explained that there is an 8-inch pipe available to tie into that was part of the former Wastewater Treatment Plant piping system that leads to the Main Pump Station. Mr. Hartman explained that waiver requests would typically been reviewed by the Planning Commission first before being moved on to Borough Council, however, in this instance, he is fine with the waiver request being submitted directly to Borough Council so as not to delay the plan and overall project.

A **Motion** was made by Steve Ricker, seconded by Joe Templin, to make a recommendation to Borough Council to approve the Palmyra Borough Final Land Development Plan contingent upon all technical and administrative review comments being addressed to the satisfaction of the Borough Engineer & Borough Solicitor, and any waiver requests are submitted prior to a clean copy of the plan being provided to Borough Council for review and approval. **Motion Carried.**

3. Patel Final Subdivision Plan (201-203 N. Lincoln Street):

Mr. Powl explained that Borough Council approved the 70-day time extension for the review of the plan at their March 28th meeting, and he hasn't heard anything from the plan engineer since he notified them of the extension approval.

4. Derry Township Official Map Revisions:

Mr. Powl explained that Derry Township has submitted proposed revisions to their Official Map to the adjacent municipalities as required by the PA Municipalities Planning Code. Mr. Powl explained that the Palmyra Planning Commission usually takes a no comment position since what has been proposed in the past would have no effect on Palmyra Borough. Mr. Chlebnikow explained that the revisions to the Official Map shows a bicycle trail connection to West Cherry Street. Mr. Powl explained that a few years ago the idea of adding bike lanes to Cherry Street was discussed as part of the Cherry Street Revitalization Project but, was rejected by Borough Council due to objections by the Police Chief, citing bike lanes would be too dangerous. Mr. Hartman asked if the Chief justified his opinion with any kind of statistics, or other facts to support his position, and Mr. Powl responded that he did not. The Planning Commission asked Mr. Powl to send a letter to Derry Township to thank them for providing the information and explain that they had no official comments relating to the proposed Official Map revisions. Mr. Ricker asked Mr. Powl to ask Derry Township to consider installing a streetlight at the intersection of PA743 and Lingle Ave due to how dark that intersection is at night. Mr. Powl explained that he has made that request enough times that Derry Township actually studied the request and denied the request because their study did not reveal any significant hazards that would warrant a streetlight being installed to illuminate the intersection. Mr. Ricker also expressed that he feels a bike lane or trail should be constructed between Palmyra Borough and Campbelltown along or adjacent to Palmyra-Campbelltown Road to make walking and biking between the two communities safer, especially for school students going to the High School.

Communications: None.

Other Business: None.

Adjournment:

A **Motion** was made by Steve Ricker seconded by Jim Hartman, to adjourn the meeting at 7:41 p.m. **Motion carried.**

Respectfully Submitted,

Roger E. Powl
Borough Manager