

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

Wednesday May 7, 2014

Gretchen Van Scyoc called the meeting to order at 7:02 p.m. in the new Council Chambers of the Palmyra Municipal Building, 325 S. Railroad Street, Palmyra, PA, 17078.

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

Approval of Minutes:

Mr. Powl explained that due to the new municipal building project and recent move into the new building, he was unable to prepare the minutes in time for this meeting.

Public Comment: None

Action & Discussion Items:

1. **Palmyra Draft Zoning Ordinance - Palmyra SALDO Amendment:**

The Planning Commission continued the discussion of Chris Knarr's review letter dated 2/18/14. Mr. Knarr highlighted the following items to seek input from the Commissioners:

- **Revision #7 Sec. 318-27.L - Separation from Streets & Sidewalks:**
 - Ms. Van Scyoc asked for a definition for curb separation or open curb parking spaces.
 - Mr. Knarr will research the SALDO & Draft Zoning Ordinance to determine if there is an existing requirement for a grass strip between the sidewalk and a curb stop.
 - Mr. Templin expressed concern that a pick-up truck could close a sidewalk if there is not enough space between the edge of a sidewalk and a curb stop for a perpendicular parking space in a parking lot immediately adjacent to the sidewalk.
- **Revision #8 - Sec. 318-27.M - Access:** No comments.
- **Revision #9 - Sec. 318.27.N - Off-Street Loading:**
 - Mr. Knarr explained that it is his intent to eliminate the existing redundancies in the design standards between the SALDO and the Draft Zoning Ordinance.
- At this point it was agreed that Mr. Knarr would make all of the suggested revisions to Mr. Roth's SALDO amendment, and will provide a "tracked-changes/strikethrough" version and a "clean copy" version for ease of review by the Planning Commission. Mr. Knarr explained that he will also include previously discussed changes for moving "design standards" out of "plan submission requirements" sections. Mr. Knarr will not be able to complete this task prior to the scheduled June Planning Commission meeting but, he will have it available for the July 2nd meeting and he will be present to discuss the revised SALDO amendment. Mr. Powl explained that the June meeting will likely be cancelled due to lack of discussion & action topics unless he receives a new plan submission within the next two weeks.

Communications: None

Other Business:

1. Mr. Knarr asked about the status of the Sheriff Final Subdivision Plan, and Mr. Powl responded that the last he heard from Matthew & Hockley Associates was that they were preparing a Zoning hearing Board application but, none was submitted for this month's hearing. Mr. Knarr was concerned about the time extension period expiring at the end of May.
2. Mr. Ricker asked what was happening with the old Fulton bank building on the Square and Mr. Powl explained that Kurt Yorby has purchased the building and will be approaching the Library about renovating and relocating there.
3. Mr. Ricker asked about the construction of the new CVS store at E. Main St & N. Forge Rd, and commented that the construction is progressing quickly.
4. Mr. Smith asked when work is slated to begin on the new Sheetz store at E. Main St & N. Duke St, and Mr. Powl said he believes the engineers are still working through some issues with RETTEW and PennDot before they can record the plan and begin.
5. Mr. Ricker asked when PennDot is scheduled to begin the sinkhole repair on US422 and Mr. Powl said the latest news he has heard is that it will start in mid-late June and is supposed to take 3-months from start to finish to complete.
6. Mr. Smith asked for an update on repairs to the tornado damaged house at 609 E. Main St. and Mr. Powl said he would have to contact Light-Heigel for a status update.
7. Mr. Ricker asked Mr. Powl if he discussed the possibility of installing a street light at the intersection of PA Route 743 and Lingle Ave, and Mr. Powl responded that he spoke to the Derry Township Manager again, who promised to look into the situation. Mr. Powl suggested Mr. Ricker attend a Derry Twp Board of Supervisors meeting to register his complaint with them about the darkness of the intersection.

Adjournment:

A Motion was made by Steve Ricker, seconded by Mark Smith, to adjourn the meeting at 7:53 p.m. **Motion Carried.**

Respectfully Submitted,

Roger E. Powl
Borough Manager