

**MINUTES  
PLANNING COMMISSION MEETING  
December 8, 2015**

The Planning Commission met on the above date in the East Conference Room of the Downtown Municipal Government Center at 7:00 p.m. Members present: Vice Chairperson Sean Lawrence, Council Liaison Phil Dague, Eileen Moyer, Steve Miller, Matt Ryan, Dave Proctor, Bill Doyle, Borough Engineer Tom Yuhas and Planning Commission Secretary Deb Lammey.

**Approval of Minutes**

There was a motion by Dave Proctor and seconded by Eileen Moyer to approve the meeting minutes of November 24, 2015. Approved with Sean Lawrence abstaining as he was not at the meeting.

**Woodbine Master Plan Lot #1 – LD 2015-003**

Tim Townes (Applicant) of Woodbine Partners, Nick Rakowski (Civil Engineer) of Nave Newell and David Della Porta of Cornerstone Communities presented the layout of the plan for Lot #1. The Borough Engineer would like to have a TIS on the western side of the lot. The Plan shows 232 Units (5 four-story buildings) with 407 parking spaces (401 actual spaces with 6 held in reserve). The buildings will meet the height requirements. The larger building will have 60 units, a leasing office and maintenance on-site.

**Bike & Pedestrian Plan Concept - Update**

A smaller committee (Matt-Chairperson, Phil and Eileen along with Engineer Tom Yuhas) was formed and let the PC know that they have met on two occasions and have been working on items to present to the PC. They are working on “softening” the language in the ordinance. They have asked PC Secretary to obtain an editable document from CCPC and she stated that she has already made the request. The committee will be meeting prior to the January 12, 2016 meeting at 5:30 and give a more defined update to the PC. The hope is to have the Borough’s recommendations to CCPC completed by March 2016.

**Engineering & Code Department Update - Yuhas**

~ PennDot is doing a study for the upgrades to the 30 by-pass.

**Council Update – Dague**

~ Christmas parade will be December 12, 2015

~ Council approved the Billboard as presented

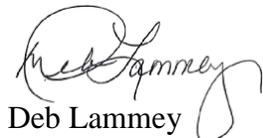
**For the Good of the Order**

Nothing Noted.

**Adjournment**

Matt Ryan made a motion to adjourn at 8:15PM, and seconded by Dave Proctor. Motion carried unanimously.

Respectfully submitted,



Deb Lammey  
Planning Commission Secretary