

**MINUTES
PLANNING COMMISSION MEETING
JUNE 13, 2017**

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: Chairperson Sean Lawrence, Phil Dague, Eileen Moyer, Steve Miller, Matt Ryan, Adrian Martinez, Borough Engineer Tom Yuhas and Planning Commission Secretary Debra Lammey.

Approval of Minutes

There was a motion by Eileen Moyer and seconded by Phil Dague to approve the meeting minutes of May 23, 2017. Approved unanimously.

Road Vacation - Hankin

Neal Fisher, VP of Development for Hankin Group and Mike Malloy, General Council presented a brief plan for the former River Station property. The first step will be to clean the property up and remove the Right-of-Ways associated with the Alleys (Logan, Moore and Edgerton) and will no longer serve a functional purpose. They will be coming back to the Planning Commission in the near future, possibly August or September, with a proposed plan for the site. They are requesting a recommendation from the PC to Council for approval of their Road Vacation application of the Alleys. A motion was made by Phil Dague and simultaneously seconded by Matt Ryan and Eileen Moyer. Motion carried.

Dr. Riccardo, 361-363 E Lancaster Ave - LD #2017-001

Dr. John Riccardo (Applicant), Mike Shiring, Esq. (for John Jaros) and Engineer Dave Gibbons (DL Howell) were in attendance to review a few final items in order to clear up the Borough Engineer's review letter dated June 7, 2017. Items addressed were the Deed Consolidation, a typo error on the plans, a Right-In/Right-Out only issue (notice will be given to patients). Tom Yuhas stated that the TIS was evaluated again and is sufficient for this project (possibly have PennDot review that intersection for the installation of a traffic light). Jamie Bruton had a question with regard to the shadow analysis and clarification was made by the Borough Engineer. After discussions, Phil Dague made a motion, seconded by Sean Lawrence to make a recommendation to Council for approval of this application in compliance with the Borough Engineers review letter of June 7, 2017. A question was presented with regard to the street lights and it had been decided that the street lights would be completed with the future streetscape project. Motion carried.

Woodbine Apartments – LD 2016-001

Tim Townes and Don Tracy attended the meeting to ask the PC for approval of the proposed plan in order to proceed with other approvals relating this major project. Mr. Sullins spoke to the Commission with regard to this LD plan and felt that based on the PC previous meetings this plan approval could move forward to Council for approval with a separate agreement for the Architecture only due to the extensive time needed for site preparations. The Planning Commission discussed the details of the Borough Engineer's last review letter. Eileen Moyer made a motion, seconded by Phil Dague to recommend to Council the approval of this Plan Application last revised on April 13, 2017 in accordance with the Borough Engineer's review

letter dated April 20, 2017 being satisfactorily addressed with two revisions. The Planning Commission would like to revise Page 5 Item #5 of the review letter to read as follows: § 287-69.35.B (2) – Conceptual architectural renderings of April 28, 2016 depicting potential building facades were reviewed with the Planning Commission through several iterations and the final supported set of renderings are now considered as part of the Master Plan. Any revisions to the renderings shall be discussed with and approved by the Planning Commission prior to issuance of a Building Permit and Page 6 Item #8 to read as follows: § 287-77 – Landscaping will be addressed under 256-56.2 item 5.5 and item 1.8 which shall require a visual impact plan to be discussed and approved by the Planning Commission prior to the issuance of a Building Permit. Approved unanimously.

Engineering & Code Department Update – Yuhas

- McDonald’s building permit for architectural, interior renovations and signage for CBO

Council Update – Phil Dague

- Nothing noted

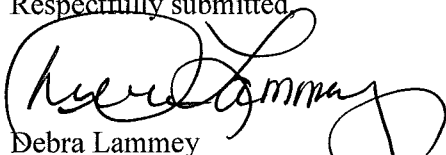
For the Good of the Order

- Nothing Noted

Adjournment

Matt Ryan made a motion to adjourn at 8:30 p.m., seconded by Phil Dague. Motion carried.

Respectfully submitted,



Debra Lammey
Planning Commission Secretary