

Orwigsburg Borough Planning & Zoning Commission
Meeting Minutes
October 21, 2015

The Orwigsburg Planning & Zoning Commission met on Wednesday, October 21, 2015 in Council Chambers. Chairman Darin Brensinger called the meeting to order at 7:30 pm and the Pledge of Allegiance was recited.

Attendance: Chairman Darin Brensinger; Vice Chairman Paul Bedway, Nick Bagdonis, Kay Jones, Borough Manager Bob Williams, Planning Consultant Greg Stewart and Borough Secretary Sherry Edwards.

Visitors: Tony Rice of 660 Kimmel Rd, Bill Knecht of 204 S Warren St, Darrell Kunkel of 1010 E Market St.

A motion to approve the September 16, 2015 minutes as presented was made by Kay Jones, second by Paul Bedway. Unanimous.

Public Comment

Tony Rice asked about the status of the Post Office. Bob noted the repairs have been completed by the federal contractor but failed inspections performed by a federal inspector. Mold is still present and will need to be remediated.

Safe Route to School project

Project is ahead of schedule and should be completed the first week in November.

Old Business

Blue Mountain Retirement Community

Applicant has responded to each review letter received from ARRO, Entech and Alfred Benesch. A meeting will be scheduled to address applicant's responses. Some issues to be addressed:

- Updated waivers – approved for the Pine Creek Plan, should request waivers for the Blue Mountain Plan.
- HOP and permits should be Blue Mountain Retirement Community not Pine Creek Retirement Community
- EDUs

New Business

Greg mentioned Chuck Covelusky is interest in subdividing property at 115 E Tammany St owned by Owen Jennings. Greg is in the process of researching information on the property.

Work Session

Greg Stewart distributed the following hand outs and reviewed:

- Six Principles for Better Development
- Franchises and Chain Stores to Fit in
- Architectural District with a design / review option and volunteer guidelines
- Initiating HARB (Board of Historical Architectural Review)
- Implement an overlay district that requires a design review – possibly at the 4 entrances into town
- Implement a CCRC (Continuing Care Retirement Community) Overlay – does not currently exist in our zoning ordinance. Self-sustaining small community with a community.
- Review revisions made to sections 709. Sidewalks and 710. Curbing of SALDO
- Grant or loan program to assist residents for sidewalk renovations
- Sidewalk requirements – concrete only, no pavers, bricks or bituminous – requires further discussion
- Amend Section 10.07 Off –Street parking requirements

A motion to adjourn at 9:00 pm was made by Nick Bagdonis, second by Paul Bedway. Unanimous.

Respectfully submitted,

Sherry M. Edwards
Borough Secretary

