

**Orwigsburg Planning & Zoning  
Meeting Minutes  
November 18, 2015**

The Orwigsburg Planning & Zoning Commission met on Wednesday, November 18, 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. Members: Kay Jones and Tom O'Brien. Planning Consultant Greg Stewart; Borough Manager Robert Williams and Borough Secretary Sherry M. Edwards.

Visitors: Bill Parulis of WJP Engineering, Kurt Fanelli of Fanelli Group Properties ; Anthony Rice of 660 Kimmels Rd; Bill Knecht of 204 S. Warren St; Brian Baldwin of 200 S. Liberty St; Darrell Kunkel of 1010 E. Market St.

A motion to approve the October 21, 2015 minutes as presented was made by Paul Bedway, second by Kay Jones. Unanimous.

**Public Comment** - None

**Old business:**

**Blue Mountain Retirement Community**

Greg updated the Commission on the following:

A meeting was held with Greg, Zoning Officer Tom Yashinsky and Jerome Skrincosky. The following items were discussed:

- 100ft Set backs
- Open space requirements - Cross referencing between Sections 12 and 10.21.
- Jerome has issues with Tom's interpretation of the Zoning Ordinance
- The applicant will be submitting an application for a Zoning Hearing for the Zoning Hearing Board's interpretation of the Zoning Ordinance.
- On November 18, 2015 the developer has offered another 90 day extension to the Borough
- HOP needs to be updated

A motion to recommend Borough Council accepting the 90 day extension offered was made by Kay Jones, second by Tom O'Brien. Unanimous.

## **The Villas of Orwigsburg**

In August 2015 Borough Council approved a Resolution for to extend the financial security for 90 days. The 90 days are up and Borough Council will need to decide to grant another 90 days. No response from the Brian Kobularcik to date. Invoices for outstanding engineering fees are still unpaid.

## **New Business**

### **Franklin Street Apartment**

Fanelli Group Properties LLC along with WJP Engineers has submitted a plan to construct 3 apartments on S Franklin St. Kurt Fanelli and Bill Parulis were present to review the following:

- Three apartment to be constructed on a 1/4 acre lot located on S. Franklin St between Independence St and Stephens St.
- 8 off street parking spaces
- 1200 sq ft with 2 bedrooms
- Connecting to public water and sewer
- Single driveway on S Franklin St
- Landscaping
- Greg recommends infiltration testing
- Hasn't been determined if structure will be single story or two story
- Vinyl siding along with stone work to blend into surrounding neighborhood
- Sidewalks purposed on Independence St and Franklin St
- Undetermined if curb will be installed on Stephens St side of the property – leaning towards a grassy area
- Rendering of the structure is unavailable at this time
- Three waiver requests have been submitted:
  - Section 303 – Preliminary plan requirement
  - Section 703.C.10.b – Clear Site Triangle – 75 ft site triangle is required. Possibly restrict parking on S Franklin
  - Stormwater Management and Earth Disturbance Ordinance – Allow plan to be considered under the Minor Land Disturbance Activity

A motion to recommend approval for the waiver of Section 303.c of the SALDO for the requirement to submit a Preliminary Plan prior to the submission of a Final Plan was made by Paul Bedway, second by Kay Jones. Unanimous.

## **Work Session:**

Greg handed out the existing ordinance on off street parking and made recommendations:

- 10.07.C – change size of spaces to 10 x 20 and eliminate square footage
- 10.07.H – two parking spaces per dwelling unit

- Overflow parking in developments – on street parking would need to be approved by council
- SALDO – Update: Inadequate road thickness, fee schedule, escrow
- 10.07.H.1.c – clarify one parking space for each full-time employee
- 10.07.H.1.f – two parking spaces for each dwelling unit
- 10.07.H.2.j – one space per nonresident employee, plus three spaces for customer parking
- 10.07.H.2.s – one space per every 3 washing machines
- 10.07.H.2.t – not less than 5.5 parking spaces per every 1000 square feet
- 10.07.H.2.u & v – currently being worked on
- 10.07.H.2.w – two spaces per bay
- 10.07.H.3.c – one spaces per employee
- 10.07.H.2.l – one space per employee, one space for every ten units
- 10.07.H.4.k – one space per employee plus one space for every 200 square feet

A motion to adjourn the meeting at 9:25 pm was made by Kay Jones, second by Paul Bedway. Unanimous.

Respectfully submitted

Sherry M. Edwards  
Borough Secretary

