

Orwigsburg Planning & Zoning Commission
Meeting Minutes
December 16, 2015

The Orwigsburg Planning & Zoning Commission met on Wednesday, December 16, 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: Chuck Ricketts, Jeromy Guistwite and Nick Bagdonis. Planning Consultant Greg Stewart, Borough Manager Robert Williams and Borough Secretary Sherry Edwards.

Visitors: Bill Parulis of WJP Engineers; Bill Knecht of 204 S. Warren St; Arlene Wertman of 323 W. Market St; Sharon and Norm McClure of 316 W Independence; Jim Moore of 308 W. Independence St; Bucky Daniels of 300 W Independence St; Tony Rice of 660 Kimmels Rd; Kirk Fanelli of L & K Construction Inc; Ken Breiner of Hamilton's Funeral Home.

A motion to approve the November 18, 2015 minutes as presented was made by Chuck Ricketts, second by Jeromy Guistwite. Unanimous.

Public Comment – None

Blue Mountain Retirement Community

Greg updated the Commission on the following:

- A 90 day extension was offered in November
- Application for Zoning Hearing has not been received to date
- A recommendation will need to be made at the February meeting

Villas of Orwigsburg

- Property is for sale
- Council approved a second 90 day extension for the Financial Security until March 10, 2016.

Franklin Street Apartments

Greg reviewed revised plan with the Commission as follows:

- Purposed plan is to construction three one story attached apartments on the vacant lot located on S. Franklin between W Independence and W Stephens Sts.
- Total square footage of apartments is 2916 sq ft
- Utilize public water and sewer facilities
- A waiver of Section 303.B was recommended for approval at the November 18, 2015 meeting
- Applicant requests waiver of Section 703.C.10.b for site distance triangle at Stephens St. Ordinance requires a 75 ft site distance triangle. Plan does meet site distance at W. Independence St
- Buffer requirement – plan purposes 16 evergreen plantings with use of the existing tree buffer
- Parking Area Lighting – revised plan purposes 4 lamp posts for illumination around parking lot. No illumination modeling was provides. These are standard residential posts (not commercial high mast lights). They have a maximum 100 watt bulbs.
- Original plan purposed 8 off street parking spaces – revised plan purposes 6 spaces which meets zoning requirements. Ingress/egress will be from S Franklin Street.
- Sidewalk – plan indicates sidewalk on S Franklin and W Independence with planting strip and four handicap ramp locations
- Curbs – curbs to be installed along with utilizing existing curbing – new curbing at handicap ramps (ramp layout needs to be adjusted to standards).
- Water and Sewer
 - Water – 3 laterals installed one for each dwelling from South Franklin St – A “Will Serve” letter was provided by Entech Engineering
 - Sewer – plan indicated three 4” laterals and a 6” collection/lateral for conveyance to sewer main on W Independence St. This layout does not meet the Borough’s specification requirements. (requires a 8” main line with manholes on each end for multiple units) Applicant is asking for forgiveness on requirement. Borough engineer and Borough Street department is supporting Borough’s specification. A Will Serve letter was provided by Entech Engineering. Further clarification on dedication of the sewer line is to be provided.
- Signage – Applicant mentioned only sign would be for parking lot “Tenant parking only” for these private residential units.
- Handicap parking was discussed and needs to be finalized.
- Due to the size of the lot being 12,078 sq ft the applicant is requesting a waiver from the requirement of a Storm Water Management design and to use the Minor Land Disturbance Activity report in lieu of. Several rock infiltrators are located on the plan.

Concerns of residents in attendance:

- Brightness of parking area lighting
- Inadequate on street parking in a two block radius to accommodate the Fessler Bldg, Library, Church and the funeral home. Where to park when a snow emergency is enacted.
- Locations of trash cans – applicant is building a three sided enclosure to secure the trash cans
- Apartments will not be low income housing

A motion to recommend granting a waiver to allow the plan to be considered a Minor Land Disturbance activity as defined by Section 201, and the plan contents for Minor Land Disturbance under Section 304 or the SWM Ordinance (Ordinance 402). The waiver was granted conditional on the Storm Water Management Plan design utilizing a 1.5 multiplier be applied to the size of the SWM facility for the parking lot. This motion was made by Nick Bagdonis, second by Paul Bedway. Unanimous.

A motion to recommend granting the waiver of Section 703.C.10.b (SALDO) requiring a 75' site triangle at S. Franklin and W Stephens Streets was made by Nick Bagdonis, second by Jeromy Guistwite. Unanimous.

New Business

Lynda and Wayne Hamilton Zoning Variance Application

The application is for 211 W Market Street owned by Lynda and Wayne Hamilton. First floor is occupied by Dr. Zawisza and 2nd floor is tenant occupied. Applicant is requesting to basically cut property in half and annex the back half of the property to the Hamilton Funeral Home property located at 116 S. Liberty St owned to allow for 7 additional parking spaces for the funeral home. This will create a non-conforming lot (does not meet the 4000 square foot minimum lot size requirement) which requires a variance. Greg noted the parking spaces should be 10' x 20' and also have a Storm Water Management Plan and purposed parking plan available for the hearing.

There being no further business the meeting was adjourned at 9:05 pm.

Respectfully submitted,

Sherry M. Edwards
Borough Secretary