

JUNE 2009 MEETING MINUTES

June 16, 2009

Chairman, Robert Gery called the June 16, 2009 meeting to order at 7:03p.m.

The following were in attendance:

Robert Gery, EGPC
George Althouse, EGPC
Karen Mauer, EGPC
Ryan Pugh, EGPC
Jim Ennis, MCPC
Jim Fry, EGB, Manager
Jennifer Ghazanfari, Life Span

Paul Ulicny
Steve Pany, Pany & Lentz
Roger Hiser, Life Span
Michael Neith, PC Consultants
Josiah Pierson, EGBC
Elizabeth Herman, Univest
Mary Biagioli, Life Span

BUSINESS:

1. Life Span Day Care Center, 399 Washington Street:

Steve Pany of Pany & Lentz gave the Planning Commission an overview of the Land Development Plans. It was explained to the Planning Commission that there is no review letter from the engineer because of the Conditional Use Application and the pending variance. The Conditional Use Hearing was held June 1, 2009, and no decision has been rendered to date. The parking lot and building coverage exceeds the 35% but pervious pavement is proposed for a section of the parking lot, which will reduce the impervious surface coverage to about 33%. The paving will be outside the 100 year flood plain that has been re-delineated. It is the applicant's intention to not increase the water run-off from this property. A screening buffer will be installed to increase the existing buffer. The number of children is proposed to be a maximum of 200. A brief overview of the operations was given by the applicants' representatives. Mr. Ennis asked about the traffic impact. Mr. Pany replied the day care use is consistent with the 4-bay drive-thru bank. The day care will open at 6:00 a.m. and close at 6:00p.m. The peak hour traffic is estimated at 50 trips. The pick-up and drop-off is spread out through the operating hours. The area of the lot and building will meet the PA DPW regulations. The Planning Commission will await the outcome of the variance hearing and a decision on the Conditional Use Hearing.

2. Backyard Boilers and Heating Appliances:

The Solicitors review has not been completed. This should be completed before the next meeting.

3. 239 Main Street PC Consultants:

East Greenville Borough Planning Commission

Mr. Neith addressed a concern that the zoning code does not allow two awning signs on the front of this building. He is requesting the Planning Commission review the zoning code to allow multi tenant awning signs. The Planning Commission discussed the issue. Mr. Gery stated the Planning Commission would prefer to recommend the sign on a case by case basis.

Ms. Mauer moved to recommend the approval of this awning sign to the Zoning Hearing Board. The motion was seconded and approved.

A discussion was held on the problems with the sign section of our code.

Ms. Mauer moved to review the sign section of the Zoning Code. Mr. Althouse, seconded the motion, and it was approved. The Planning Commission will investigate a change to the Zoning Code.

4. Growing Green - Plus Grant Application:

Mr. Althouse moved to approve a letter of support for an application to improve the stream bank in the area of the Water Treatment Plant. Ryan Pugh seconded the motion and it was approved.

5. Revitalization Plan Rewrite:

A packet with maps was sent out since the last month. The maps were intended to give the members an opportunity to give input on the areas to include in the work areas. Some suggestions were: 4th Street sidewalk improvements, Second Street (East) install sidewalks, and signage. Mr. Ennis will send Chapter 3 and 4 out a week before the July meeting. The members discussed the use of service berry trees. The consensus was against planting Serviceberry trees. They will investigate other types of trees. Mr. Pierson asked the members to consider benches and waste receptacles in the plan.

6. Other Business:

Mr. Althouse raised the question of personal windmills and investigating the regulations. The issue of solar panels was also discussed.

Mr. Gery reviewed a letter from Upper Hanover Township regarding the Knoll Conference Center. This was distributed to the members for their reference.

Adjournment:

There being no further business, Mr. Gery adjourned the meeting at 9:13p.m.