

# ***East Greenville Borough***

## **Planning Commission**

### ***Meeting Minutes***

**April 20, 2010**

#### **I. Call to order**

Chairman Robert Gery called to order the regular meeting of the East Greenville Borough Planning Commission at 7:35 PM on April 20, 2010 in Borough Hall.

#### **II. Roll call**

The following persons were present: Members: Robert Gery, Debra Perlow, Karen Mauer, and Ryan Pugh. Others: Jim Ennis, M.C. Planning Commission, Paul Ulicny, Jim Fry, East Greenville Borough

#### **III. Approval of minutes from last meeting**

The minutes of the March meeting were approved as presented.

#### **IV. Business**

##### **a) Life Span Day Care – 399 Washington Street**

Life Span has applied for a zoning variance to allow a play area in the front yard along Washington Street. This play area is proposed for children ages two and under. A discussion was held on the merits of the variance application. Mr. Ennis informed the Planning Commission of the need for a traffic study as required by the Zoning Code. A motion was made by Mr. Gery recommending the play area remain at the location shown on the site plan approved by Borough Council on October 5, 2009, based on safety issues and appearance. Ms. Perlow seconded the motion and all members voted in favor. A motion to extend the 90-day review period for an additional 90-days was made by Ms. Perlow, seconded by Mr. Gery. The vote was approved by a vote of 3 to 1, with Ms. Mauer voting against the motion.

##### **b) 201 Washington Street – Variance Application of Lange Remy**

Mr. Lange Remy applied to the Zoning Hearing Board for an apartment in the basement of his Single Family Detached Dwelling at this address. The property is located in the R-1 Zoning District. Ms. Mauer moved to recommend the variances be denied based upon inadequate parking on the lot and maintaining the character of the R-1 Zoning District. The motion was seconded by Mr. Pugh and all members voted in favor of approving the motion.

##### **c) Revitalization Plan Re-Write**

The Revitalization Plan was approved by the County. The plan should be approved by Borough Council on May 3, 2010. A resolution will be

given to Council for approval, and then sent to the County to be included in the final version of the plan.

d) **Parking Improvement Study**

The parking improvement plan has been started. The Borough Council asked for the entire Borough to be studied including Colonial Village. Ms. Mauer said Third Street between Main and Jefferson Streets is congested and parking is a problem. Mr. Fry asked Mr. Ennis to check on the requirements for the parking lot at Borough Hall.

e) **Sign Ordinance**

Mr. Ennis informed the Planning Commission that the July 2004 sign ordinance draft appeared to be nearly complete. The members will take the next 30 days to review this draft. Some of the sign types were discussed. It was decided to have Mr. Ennis investigate the details of a Historical Review Board.

V. **Adjournment**

Mr. Gery adjourned the meeting at 9:09 PM.

Minutes submitted by: James Fry