

East Greenville Borough Planning Commission Meeting Minutes

East Greenville, PA
August 17, 2010

Robert Gery, Chairman called the regular meeting of the East Greenville Borough Planning Commission to order at 7:43p.m. The following members were in attendance: Robert Gery, Karen Mauer and George Althouse. Also present were James Fry, James Ennis, MCPC, Trevor Smith, Horizon Engineering, Ed Buchinski, and Marita Thomson, Councilperson.

300 Main Street

Chairman, Gery recognized, Ed Buchinski, owner of 300 Main Street. Mr. Buchinski presented his intentions to subdivide this property into 2 separate lots. A plan dated July 21, 2010 was submitted showing lot 1 proposed to contain the front building and have 5,638 S.F. Lot 2 will contain the carriage house with 5,524S.F. The BC District requires 3,000 S.F. for lots and the single dwellings are referred back to the BR District, which requires 9,000 S.F. per lot. Mr. Buchinski intends to sell the carriage house, removing it from the rental rolls. Parking is non-conforming, with 4 spaces measuring less than 200 S.F. each. The Zoning Ordinance requires spaces to measure 200 S.F. Ms. Mauer commented that the loss of the parking spaces is a major concern. Each house has a separate water meter but an easement may be needed for the sewer to pass thru the carriage house property. Mr. Buchinski responded that the parking spaces are small enough to require cars parking in the spaces to overhang the sidewalk. Four or 5 spaces could be constructed in the yard, but that would require removing trees, removing a small shed, and require removing 2 or 3 parking spaces on 3rd Street. The 3rd Street parking spaces are public, but any spaces on the lots would be private. A variance is required on the lot size for the carriage house lot size, and possibly parking spaces. Mr. Buchinski stated one of the spaces will be used by the managers of his other businesses. Mr. Althouse stated he was in favor of the variances. Ms Mauer was concerned about future sales of the property. Mr. Buchinski has first right to purchase the property back and would favor a deed restriction against renting the carriage house in the future. He would also be in favor of a deed restriction requiring the carriage house to be a single family dwelling.

Mr. Althouse moved to recommend the variance conditioned upon a deed restriction prohibiting renting the carriage house in the future, and requiring it to be a single family dwelling. Mr. Gery seconded the motion. The motion passed by a vote of 2 to 1.

PARKING IMPROVEMENT STUDY:

A memo dated 08/17/2010 from Jim Ennis was distributed. This memo addresses the parking issues with the Borough Hall parking lot. It also contains a sample ordinance from Chambersburg, PA and Lehigh PA. No regulations are in the Borough Code addressing enforcement of the parking in the municipal lot.

The Planning Commission favored painting parking space lines on the revitalized areas of Main Street. Mr. Buchinski questioned whether 5 minute spaces would be lined. The Planning Commission favors T-shaped markers over lines that are perpendicular to the curb. Ms. Mauer recommended lining Third Street also. On a motion by Ms. Mauer

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and a second by Mr. Althouse, which passed, the Planning Commission recommended adding restrictions to parking for the Municipal Parking Lot and adding parking lines along Main Street and Third Street. Mr. Buchinski said the theatre occasionally runs midnight movies and the patrons use the municipal lot to park. A 3 or 4 hour time limit was suggested. The penalty for noncompliance will need to be determined.

SIGN ORDINANCE UPDATE:

There was nothing to report.

YARD SALE ORDINANCE:

More information will be made available at the September meeting.

A motion to adjourn was made and seconded. The meeting adjourned at 9:00p.m.