

East Greenville Borough Planning Commission Meeting Minutes

December 21, 2010

Call to Order: Chair Robert Gery called the December 21, 2010 meeting of the East Greenville Borough Planning Commission to order at 7:30 PM in Borough Hall.

Attendance: Roll call was taken finding members Robert Gery, Debra Perlow, Ryan Pugh, and George Althouse in attendance. Also present were Jim Fry, East Greenville Borough, Jim Ennis, M.C.P.C., Harvey Scholl Jr., Chris Suhy, and Michael Organski.

Business:

132 W. Fifth Street, Scholl Property: Mr. Suhy presented a sketch plan proposing to subdivide the property into three lots. The two additional lots are proposed to contain a set of semidetached dwellings. There is an existing dwelling on the property. The proposed dwellings would face Jefferson Street. A question posed to the Planning Commission was which street the existing dwelling is considered to front upon. This issue needs to be answered before the plan can proceed. The two proposed lots measure approximately 35 feet wide by 227 feet deep. There is a porch facing the alley with a door. There is a door on the south side of the house, and the garage faces Jefferson Street. The set back on the south side (facing the proposed lots) is shown to be approximately 13 feet. Mr. Organski asked if the Planning Commission would consider a smaller side yard with to allow for a wider home. As presented, the house could be 20 feet wide to meet the side yard setback of 15 feet. The Planning Commission responded that this is for the Zoning Hearing Board to address if the applicant would like to pursue a variance on the side yard requirements. Mr. Organski said the garages are proposed to be off the alley, and would be attached to the proposed dwellings. The Planning Commission discussed fronting the homes on Fifth Street although this option would require parking in the front yard of the center lot because there is no alley access in that option. The general feeling of the Planning Commission members was they preferred the option of the homes fronting on Jefferson Street. The Solicitor will be consulted for a legal opinion on the side yard/rear yard determination of the existing dwelling and a decision will be issued.

Parking Improvement Study: the parking surveys were distributed with 26 responses received. Some of the surveys received mention safety when parking on Main Street as a concern. Mr. Ennis reported the survey information would be included in the study document.

Sign Ordinance: Mr. Ennis questioned if the Planning Commission was looking at a stand-alone sign ordinance or amend the zoning code sign section. He reported that Amber had a sign ordinance contained in the Zoning Code, then moved to a stand-alone sign ordinance and then back to the Zoning Code. The change back to the Zoning Code was apparently due to the lack of an appeal process in the stand-alone ordinance. The Zoning Code could include conditional uses for appeals instead of variances. The question to address is the appeal issue. After some discussion, it was decided to have the solicitor give his opinion, especially on having the Planning Commission be the group to hear appeals.

Adjournment: the meeting was declared adjourned at 8:55 PM by Mr. Gery.

Minutes submitted by: _____
James Fry