

East Greenville Planning Commission

Vice-Chairperson Karen Mauer called the July 20, 2010 meeting of the East Greenville Borough Planning Commission to order at 7:30p.m. Answering the roll call were: George Althouse, Karen Mauer, Debra Perlow, and Ryan Pugh. Also present were: James Ennis, MCPC, James Fry, Borough Manager, Marita Thomson, Borough Council, Jason Flexer, Ed Buchinski, Trevor Smith, Horizon Engineering, and Paul Ulicny, Owner of the Globe Inn.

Business:

JFlex Corp:

Ms. Mauer recognized Jason Flexor who has a minor subdivision in the one hundred block of Washington Street. The subdivision was discussed and several questions were asked. On a motion by George Althouse and a second by Mr. Pugh, which passed, the commission recommended preliminary and final approval to Borough Council with the requested waiver pending the changes made to the plan.

330 W. Fourth Street

Mr. Paul Ulicny gave a brief history of the property at 330 W. Fourth Street. He proposes to convert this property into 2 hotel rooms. The building is proposed to have extended stay rooms. The zoning code does not allow hotel rooms on the first floor of buildings, nor does it allow cooking in rooms. There is adequate off street parking for this use. Mr. Ulicny reported that the Upper Perk Valley Association recommends the project. A variance will be required. Mr. Ulicny is willing to have the property deed restricted for use as extended stay hotel rooms and not apartments. On a motion by Ms. Perlow and a second by Mr. Althouse, which passed, the commission recommended the 2 variances be approved conditioned upon a deed restriction requiring the extended stay rooms be operated by the Globe Inn or the building will revert back to a single family dwelling.

300 Main Street

Mr. Ed Buchinski presented a sketch plan for the subdivision of 300 Main Street into two units. One lot would contain the front building with 2 apartments and a first floor business and the second lot would contain the carriage house with 1 dwelling unit. These uses are allowed in the BC – Borough /Commercial District, but there is insufficient land to subdivide according to the Zoning Code. There will be no increase in the intensity of the uses on the property. Mr. Buchinski proposes to sell off the rear dwelling. Currently the rear dwelling is a rental unit. Mr. Smith presented the proposed subdivision lot areas. Ms. Mauer asked about redevelopment of the property. Section 95-77 requires zoning approval to demolish or remove the building. Ms. Mauer stated

her 2 concerns are: 1. Parking and 2. Use of the yard. Mr. Buchinski said he did not want to add additional parking because of the lack of size and he would like to have the available parking for the use of the theatre staff. Mr. Buchinski was asked to provide a site plan showing the approximate size of each proposed lot. The solicitor's office has been contacted in regards to getting a legal review

317 Third Street:

There was nothing to discuss on this project.

Parking Improvements Study:

Mr. Ennis presented the study outline. The proposed outline was reviewed, and commented upon. The entire borough will be studied based upon the priority areas.

Sign Ordinance Update:

There was nothing to discuss at this time.

Yard Sale Issues:

This matter is still under consideration.

UNIVEST Bank Site Changes:

Ms. Herman reported that Uninvest has a design professional involved in the proposed renovations.

There being no further business, Ms. Mauer declared the meeting adjourned at 8:42p.m.