

Planning Commission Meeting

June 15, 2010

Members Present – Ryan Pugh, Robert Gery, George Althouse, Jim Ennis MCPC

Visitors – Jason Flexor, Liz Herman, Paul Ulicny, Wayne Doyle (Cowan),

Chairman Robert Gery called the June 15, 2010 meeting of the East Greenville Borough Planning Commission to order at 7:30p.m. The minutes of the May 18, 2010 meeting were reviewed and approved.

JFlex Corp. Minor Subdivision

Jason Flexor told the commission that he has a review letter from Cowan Associates. He has no problem with the 4 zoning issues that are addressed on page 1 of the review. He does have a problem with the items on page 2 (Subdivision & Land Development Ordinance). After some discussion Mr. Flexor agreed to put his waiver requests in writing for the next commission meeting. He will be seeking a waiver on items 1 thru 5. He has agreed to have items 6 thru 9 addressed on the plan for the next commission meeting.

330 W. Fourth Street

Paul Ulicny owner of 330 W. Fourth Street addressed the commission about a variance he is seek from the Zoning Hearing Board to change the residence at 330 W. Fourth Street from a single family home to a duplex building. Mr. Ulicny reviewed the history of the home with the commission. He had hoped that one of his children would purchase it from him and live there, but that didn't work out. He reviewed Ordinance 95-70A with the commission. He feels that the duplex is a better fit for the area than a commercial building. There is ample parking available on the property for 4 parking spaces required by our ordinance. He stated that having 2 units will bring in more income that as a single unit. On a motion by Mr. Althouse and a second by Mr. Pugh, which passed, the Planning Commission recommended approval of the conversion from a single family home to a duplex.

Univest Bank

The commission reviewed three sketch plans submitted by Univest Bank of their property at 321 Main Street. The plans are to reconfigure the parking, entry and exit, and erect a new 2 lane drive thru banking station. The commission reviewed the plans a they agreed that plan A is the best option. Ms. Herman said she would take that opinion back to the bank.

Parking Study

Mr. Ennis (MCPC) informed the commission that the parking study is nearly done. He will present a draft copy at the next commission meeting.

The issue of never-ending yard sales at some residences was tabled until next month.

Chairman Gery adjourned the meeting at 8:37p.m.