



**EAST PETERSBURG BOROUGH PLANNING COMMISSION
MEETING MINUTES
February 17, 2022**

Meeting began at 7:00 P.M.

Roll Call: John Schick Chairman, David Keener Vice-Chairman, Rory Buckwalter (Absent), John Kerchner, Joshua Roberts, Marvin Stauffer, John Wolf, and Zoning Officer/Borough Engineer for Michael Bingham (Absent)

Re-organization of Member:

- 1. It was moved (J. Wolf / J. Kerchner) with unanimous approval by the Board, to Nominate John Schick as Chairman of the East Petersburg Borough Planning Commission*
- 2. It was moved (J. Wolf / M. Stauffer) with unanimous approval by the Board, to Nominate David Keener as Vice-Chairman of the East Petersburg Borough Planning Commission*

Approval of Minutes:

It was moved and seconded (J. Wolf / J. Kerchner) with unanimous approval, to approve the June 17, 2021, meeting minutes

Visitors: None

Public Comments: None

Old Business: None

New Business:

Marvin Stauffer said that there is a skating rink behind the new houses built behind his house, especially behind the new white house. The water is not draining out of the rain garden. The blue house pumped water for quite a while. Some of the rain gardens seem to be working better than others. He also said there are still not bars or grates on the pipe going under Graystone Road. PennDOT does final inspections to check that everything is done right and according to the plans, before issuing a permit and prior to the release of the letter of credit. John Wolf told Marvin Stauffer to reach out to Michael Bingham when he is back in the office. Mr. Schick pointed out that if there was something on the plan then it is supposed to be done, and if it isn't they would have to make the changes per the approved plans, and this is what the letter of credit is for. It was agreed if he has concerns, he should discuss this further with Michael Bingham to determine if code enforcement is needed.

Adjournment: 7:12 p.m.

Announcement: Next meeting will be held March 17, 2022, if needed.

Respectfully Submitted,
Kim Strayer, Recording Secretary



**EAST PETERSBURG BOROUGH PLANNING COMMISSION
MEETING MINUTES
May 19, 2022**

Meeting began at 7:00 P.M.

Roll Call: John Schick Chairman, David Keener Vice-Chairman (Absent), Rory Buckwalter, John Kerchner, Joshua Roberts, Marvin Stauffer, John Wolf, and Zoning Officer/Borough Engineer for Michael Bingham

Approval of Minutes:

It was moved and seconded (J. Wolf / M. Stauffer) with unanimous approval, to approve the February 17, 2022, meeting minutes

Visitors: Amanda Groff, Harbor Engineering, Inc.

Public Comments: None

Old Business: None

New Business:

1. 1575 & 1615 State Street Lot Add-on plan review

Amanda Groff with Harbor Engineering was there representing the Troops who own 1575 State Street. They are looking to do a lawn add-on of approximately ¼ of an acre adding from the neighboring property at 1615 State Street that is owned by the Koenig's. Both properties are in the NC district. The property at 1575 State Street has a Day Care on it. The area they are adding on is currently a grassy area. Wee Care Day Care plans to use this area as additional outside play space and to allow for social distancing.

Michael Bingham said that all the comments have been satisfied. There are a couple of administrative items such as making sure the certificates are signed prior to recording and to provide either the marking being set prior to recording or providing the financial security in the amount of 660.00 prior to recording. They originally asked for the fee in lieu of to be waived but have since withdrawn that request. Mr. Bingham said his recommendation would be to have Council approve the Lot Add-on plan.

The Planning Commission all agreed it was very straight forward.

It was moved and seconded (J. Wolf / R. Buckwalter) with unanimous approval, for recommendation of approval for the final Lot Add-on plan for Troopco, LLC, 1575 & 1615 State Street

Adjournment: 7:07 p.m.

Miscellaneous:

Borough Codes will soon be online.

SWM Ordinance is in the process of being updated.

TOA submitted an updated set of plans with signatures that will need to go to council for approval, but first an updated blasting permit needs to be submitted.

Announcement:

Next meeting will be held June 16, 2022, if needed.

Adjournment: 7:07 p.m.

Respectfully Submitted,
Kim Strayer, Recording Secretary



**EAST PETERSBURG BOROUGH PLANNING COMMISSION
MEETING MINUTES
December 15, 2022**

Meeting began at 7:00 P.M.

Roll Call: John Schick Chairman (Absent), David Keener Vice-Chairman, Rory Buckwalter, John Kerchner, Joshua Roberts, Marvin Stauffer, John Wolf, and Zoning Officer - Collin Fox (Absent)

Approval of Minutes:

It was moved and seconded (J. Wolf / J. Roberts) with unanimous approval, to approve the May 19, 2022, meeting minutes

Visitors: Nam Hoang, Lina Lopez

Public Comments: None

Old Business: None

New Business:

1. Review Zoning Hearing Application from Nam Hoang for property 5405 Rainbow Drive. The applicant seeks a Zoning Special Exception to allow for a "Home Occupation, Major" within the Low-Density Residential District (R-1). This Special Exception is for "Use" as provided in Table 306.B.1. of the East Petersburg Zoning Ordinance.

Nam Hoang explained that his fiancé would like to work from home doing hair. She currently has a shop in Landisville, and she would like to transfer her business to 5405 Rainbow Drive. The space they would like to use was part of the garage. They are looking to install a dividing wall to separate the laundry area from the part of the space that will be used as a salon with one chair. There is a French door that goes into this area, and this will be used to enter the salon space. Lina said there will only be one client at a time, by appointment only, one to five clients per day. One of Lina's current clients is a neighbor.

Per the State Board of Cosmetology, the space is required to be 180 sq. ft. minimum, per stylist, and she will have 186 sq. ft. The space will be ADA compliant. The clients will park directly in front of the door that enters to the salon space. The work has not been done to finish this space because they are waiting to find out if it will be ok first. There is currently electrical and plumbing for the laundry facilities. John Wolf suggested they speak to the building inspector prior to getting a permit and doing work. Mr. Hoang said he would also like to hang a sign. Mr. Wolf explained that the PC is just the advisory board and the ZHB will make the determination on the Special Exception. David Keener told Nam and Lina that the ZH Board will ask questions, but it would be good for them to have a presentation ready to cover everything they have talked about tonight for the hearing and share a copy of a picture of the space, the French door, and a map of the

location. Mr. Keener explained that everything presented at the hearing will become part of the court record because there will be a court recorder at the zoning hearing meeting.

Mr. Hoang said he did widen the driveway to accommodate one more car which was not permitted originally, and the size needed changed. The driveway has since been permitted and work has been completed to be brought into compliance. Mr. Keener said this is a separate item from the use.

It was moved and seconded (J. Roberts / J. Kerchner) with unanimous approval, to recommend approval of the zoning special exception for property 5405 Rainbow Drive, to allow for "Home Occupation, Major" within the Low-Density Residential District (R-1). This Special Exception is for a "Use" as provided in Table 306.B.1. of the East Petersburg Zoning Ordinance.

Miscellaneous: None

Announcement: Next meeting will be held January 19, 2023, if needed.

Adjournment: 7:15 p.m.

Respectfully Submitted,
Kim Strayer, Recording Secretary