

Planning Commission Meeting of March 27, 2013

The Planning Commission met at 7:00 with all members present to consider the Conditional use Requirements for William Edwards on the property at 629 N. Loyalsock Avenue. In addition, our zoning administer and Councilman Holt were in attendance. Prior to our meeting, Zoning Hearing Board granted the needed variances for the proposed laser car wash on the property. Bruce Kirkpatrick from Hawbaker Engineering presented on behalf of the applicant.

A conditional use for such venture is allowed in the area and we did venture outside in order to view the property and the proposed ingress, egress, and building area. The petitioners were asked to meet with PP&L to gain their comments on the use of what we will call Vine Street Extension for our purposes. That street will have to be researched for its history and legal status. The property owner must rebuild the street to meet our criteria and they have already decided that the egress must be set back from the present street in order to safely use that street.

A mound barrier must be erected along Loyalsock Avenue to protect neighbors from vehicle lights and from some of the noise. As this process evolves, this and other conditions may be placed on the development. The proposed owners are aware of the need for on lot storm water disposal and their water use may help the flow of the sanitary sewer line for that area. The proposed water use will be in the neighborhood of 130,000 gallons per month.

In another matter, Archie from Grace Buffet has met with Matt and does not understand that his land can not be subdivided. It can not as that green area is for storm water disposal. He is presently near the limit on impervious area.

Respectfully submitted,

Don King, Chairman