

Planning Commission Meeting of July 3, 2013

All Members were present for the meeting. In addition, Matt Sauers was in attendance to offer his expertise. We dealt first with the subdivision in order to create a parcel for the Laser Car Wash. We were somewhat disappointed that the main parcel has not been kept in good condition. It is our understanding that they have been cited for unkempt grass.

We should have an opinion from county in order to help to formulate our own decision. The case in June involving the Hutchinson Land Development saw a county letter two weeks following our recommendation. Some of the ideas for council to consider on this project are:

1. Have Police and Traffic Committee look into the possibility of a right turn only coming out of the car wash.
2. PP&L has been contacted concerning the road and the issue of water runoff. The developer will take care of the road and the borough will plow the cartway otherwise known as Vine Street Extension.
3. The plan for the front looks good and could become a model to shield neighbors from car lights.
4. Council should determine the decibel level for instructions to shield neighbors from that nuisance.
5. The wall and fence should match the neighbor property.
6. We would recommend approval based on these considerations and Mr. Pysker's study.

We decided to reiterate the need for an ordinance on indoor furniture on porches. This was articulated in our previous minutes.

With all agreements with developers and others, there should be vigilance as to their operation. For instance, it will be up to the developer to maintain their water egress. That in mind, a discussion ensued on Little League being in operation on a recent night until nearly midnight. This is in violation of the agreement when lights were approved. This is not a healthy community trend.

Respectfully submitted,

Don King, Chairman