

February 1, 2017:
Planning Commission Meeting Minutes

Meeting called to order at 7:03 pm

Members present: Nevin Smith, Tony Salvatori, Chris Reed and Bryan Pauling
Members absent: None
Also in attendance: David Hines, Central Keystone COG

Agenda: **Review of single lot minor sub-division for the Kremser property.**

Property is located at 1301 Jordan Avenue (#34-009-200)
David Hines reviewed his report, which provided the Planning Commission with the following comments:

- The property is located in the Residential Town (RT) Zoning District
- The existing uses are Storage Facility and Private Service Garage
- The existing uses are considered in the category of Retail, Wholesale, Office, Service or Repair Business
- The existing uses are non-conforming, but may continue
- A variance was granted on 11/22/2016 for maximum impervious cover
- The plan was reviewed by the Borough Engineer and does not require stormwater management facilities.
- The staff of Lycoming County Planning Commission has reviewed the plan and recommended approval
- The proposal, as presented, complies with the Borough's Zoning Ordinance.

David informed the group that this meeting was requested because the landowner is interested in subdividing a single lot into two lots. He also noted that both lots meet the required set-backs, per the Borough Ordinance.

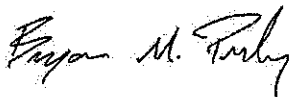
Lycoming County recommended that a right-of-way use and maintenance agreement should be created between the owners of Lot #1 and the Residual Lot.

The plan complies with the Borough Zoning and the Borough Subdivision and Land Development Ordinances.

After a brief discussion, the Planning Commission recommended 4-0 in favor of the proposed plan. Final plan sets were also signed by the Chairman, for use in the Recording process.

Meeting adjourned at 7:20 pm.

Respectfully,



Bryan Pauling, Chairman