

April 5, 2017:
Planning Commission Meeting Minutes

Meeting called to order at 7:04 pm

Members present: Chris Reed, Tony Salvatori and Bryan Pauling

Members absent: Nevin Smith

Also in attendance: David Hines, Central Keystone COG

Agenda:

Review of the Land Development Plan for Faith United Methodist Church.

David Hines reviewed his report, which provided the Planning Commission with the following comments:

- The property is located in the Residential Suburban (RS) Zoning District.
- The proposed use is Public/Quasi-public and is permitted.
- The existing use of the property is conforming.
- Plan was reviewed by the Lycoming County Planning Commission.
- The plan is still being reviewed by the Borough Engineer.

David informed the group that the plan, as presented, comply with the Borough's Zoning Ordinance and the Borough's Land Development Ordinance with the following exceptions:

- Add "Final" to cover sheet
- Borough Engineer review and approval
- Documentation of method of sanitary sewer disposal
- Maintenance agreement for stormwater facilities
- Bond or Financial Security info
- Elevation views

Addition will be a Gym/Auditorium located in the back of the existing building. Basketball courts, restrooms, and expanded Children's wing are included in the new space.

Bryan Pauling questioned the proposed stormwater facility located very close to the new building. The design may not work in a very heavy rain event and then water could enter the building. Borough Engineer review will investigate the design more thoroughly.

After a brief discussion, the Planning Commission recommended 3-0 in favor of the proposed plan.

Review of the Sub-Division Plan for Faith United Methodist Church.

David Hines reviewed his report, which provided the Planning Commission with the following comments:

- The property is located in the Residential Suburban (RS) Zoning District.
- The proposed use is Public/Quasi-public and is permitted.
- The existing use of the property is conforming.
- Plan was reviewed by the Lycoming County Planning Commission.

David informed the group that the plan, as presented, comply with the Borough's Zoning Ordinance and the Borough's Land Development Ordinance with the following exception:

- Add "Final" to cover sheet

After a brief discussion, the Planning Commission recommended 3-0 in favor of the proposed plan.

Meeting adjourned at 7:41 pm.

Respectfully,

Bryan Pauling, Chairman