

August 3, 2016:
Planning Commission Meeting Minutes

Meeting called to order at 7:03 pm

Members present: Nevin Smith, Tony Salvatori and Bryan Pauling

Members absent: Chris Reed

Also in attendance: David Hines, Central Keystone COG

Agenda:

1. Review of an application package for the Conditional Use of a residential property in the Borough.

Property is located at 923 Nicely Avenue (34A-008-605)

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

- Applicant is Deborah King – The Hideaway Day Spa
- The property is located in the Residential Suburban (R-S) Zoning District.
- The proposed use is considered a Home Occupation.
- The proposed use of the property will be conforming.
- The proposal, as presented, complies with the Borough's Zoning Ordinance.

David informed the group that the applicant would like to convert a garage at her property into a facial spa. This would be defined as a Home Occupation based in the Zoning Ordinance, therefore a Conditional Use is required.

David also noted that the applicant has 4 parking spaces available, 2 for the residence and 2 for the home occupation, which is adequate.

Applicant's garage is detached, but connected by a breezeway. Renovations would need to be approved by Codes and completed by the applicant to convert the garage space.

Applicant explained that there would be one customer at a time with approximately 30 mins between appointments.

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

2. Review of an application package for the Conditional Use of an Industrial property in the Borough.

Property is located at 620 Jordan Avenue (34-001-600)

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

- Applicant is Richard Brown – Lycoming Bazaar
- The property is located in the Industrial (I) Zoning District.
- The proposed use is to operate a Retail Business.
- The proposed use of the property will be conforming.
- The proposal, as presented, complies with the Borough's Zoning Ordinance.

David informed the group that the applicant proposes to utilize 620 Jordan Avenue as a Retail business. This would be defined as Operate a Retail Business in the Zoning Ordinance, therefore a Conditional Use is required.

David also noted that the parking requirements are 1 space for each 200 SF of floor area and 1 for each employee/vendor on the maximum work shift. The applicant has 124 parking spaces available, which is adequate.

The applicant explained that the business will operate from 10-6 on Monday – Thursday and from 8-6 on Friday – Sunday. An Interior and Exterior Surveillance/Security System is planned. Exterior lighting is not planned, or required at this time.

There are 4 employees anticipated now, with a maximum of 10 planned at full operation.

A permit would be required if the applicant decides to install a fence on the property.

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

Meeting adjourned at 7:34 pm.

Respectfully,

Bryan Pauling, Chairman