

October 2, 2019:
Planning Commission Meeting Minutes

Meeting called to order at 7:01 pm

Members present: Chris Reed, Robert Weaver and Bryan Pauling (call-in)

Members absent: Nevin Smith and Tony Salvatori

Also in attendance: David Hines, Central Keystone COG

Agenda:

Review of Conditional Use Proposal for James Matthews.

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

- The property is located in the Broad Street Commercial (BSC) Zoning District
- Tax Parcel #33-001-404
- The existing property is vacant
- The proposed “Commercial Use with Dwelling” requires Conditional approval in the BSC District
- The property is located in a Special Flood Hazard Zone and must also comply with those standards
- The Broad Street Commercial District establishes the minimum and maximum lot, yard, parking and open space requirements. In general, this plan follows those requirements with the following exceptions:

Lot Width: Required is 70’ and the Actual is 52’

Parking: 11 spaces are required and 8 are provided

The group questioned the parking space issue and per the plan, an agreement will be established with the neighboring property owner to allow an existing paved lot to be used for additional parking, which will satisfy the minimum parking requirement.

With the exceptions noted above, the plan complies with the Borough’s Subdivision and Land Development Ordinance.

The group reminded the landowner that the parcel is in the Flood Hazard Zone and therefore the design must meet those additional requirements.

The applicant will need Conditional use approval prior to submitting a Land Development Plan.

The plan complies with the Borough’s Zoning Ordinance.

The preliminary plan has not yet been reviewed by the Lycoming County Planning Commission.

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

Meeting adjourned at 7:19 pm.

Respectfully,

Bryan Pauling, Chairman