

October 4, 2017:  
Planning Commission Meeting Minutes

Meeting called to order at 7:12 pm

Members present: Chris Reed, Tony Salvatori, Nevin Smith and Bryan Pauling

Members absent: None

Also in attendance: David Hines, Central Keystone COG

Agenda:

### **Review of the Final Land Development Plan for Savoy Furniture Warehouse**

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

- The property is located in the Industrial (I) Zoning District.
- The proposed use is Manufacturing Warehouse and is permitted by Article 11 of the Ordinance.
- The purpose of the Industrial District is to permit and encourage manufacturing uses that will be located and developed as harmonious and appropriate parts of the Borough, capitalizing on rail access, contributing to soundness of its economic base, providing local employment opportunities convenient to residences thus reducing traffic.
- The plan is proposed as Preliminary/Final
- The Industrial District establishes a minimum and maximum lot, yard and open space requirements. The proposal appears to follow the regulations.
- The plan was reviewed by the Lycoming County Planning Commission.
- The plan has been reviewed by the Borough Engineer that as a condition of approval to provide a detail for the outlet structure for the basin.
- Site improvements are complete and there is no need for the developer to post a financial security.
- Savoy Realty requested the vacating of Charles Street in order to proceed with the land development, in return they would allow for emergency access to the airport, off of Broad Street south along the Savoy parcel (west end that had been just purchased) and the PENNDOT complex. This has not been completed.

David questioned if the plan was to be considered Final since it is labeled Preliminary/Final. Final plans will be provided to David.

Questions were raised regarding the emergency access that is in place for the Airport. Due to this development, the location of the emergency access route was changed. The landowners and the Airport Authority are in on-going discussions to resolve/finalize the route. The landowners fully intend to maintain an emergency access and expect that an agreement will occur in the near future.

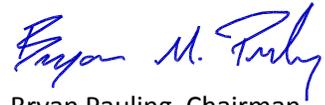
David informed the group that the plan, as presented, comply with the Borough's Zoning Ordinance and the Borough's Land Development Ordinance.

After a brief discussion, the Planning Commission recommended 4-0 in favor of the proposed plan with the following conditions:

- Montoursville Zoning Approval
- Borough Engineer Approval
- Borough Council Approval

Meeting adjourned at 7:38 pm.

Respectfully,

A handwritten signature in blue ink that reads "Bryan M. Pauling". The signature is written in a cursive style with a large initial 'B' and 'P'.

Bryan Pauling, Chairman