

TO: St. Lawrence Borough Council  
FROM: St. Lawrence Planning Commission  
DATE: 2/3/11  
RE: Planning Commission Annual Report

As required by the Pennsylvania Municipalities Planning Code Act 170 of 1998, Section 207, the St. Lawrence Borough Planning Commission is hereby submitting a report of its activities for 2009.

**GREGG HAFER:** The Planning Commission was approached by Mr. Hafer, a potential property owner with an informal presentation. Mr. Gregg Hafer wanted to get the feeling and advice of the Planning Commission for converting the old Wachovia Bank property into a car wash and if they would look favorably upon this change.

**DAVID KLECHNER:** Mr. David Klechner approached the Planning Commission about the old Borough Hall at 3400 St. Lawrence Avenue. Mr. Klechner wanted to know whether or not the Planning Commission would look favorably upon converting that building into four or five condos. The Planning Commission indicated that they would like to work with Mr. Klechner as they felt that this would be the most reasonable use for this property, however, the Commission did indicate that Mr. Klechner would need to receive approvals from PennDOT which is out of the Borough's control since this property is located on two state highways.

**ZONING CHANGE** - It was the Borough's intention to make the zoning changes that were missed in the previous go around of changes. This would involve the property at 3131 St. Lawrence Avenue and the small parcel where a garage sits on Adams Street. This was recommended to Council.

**3131 ST. LAWRENCE AVENUE** – Mr. Hafer presented before the Commission with formal plans for a carwash at this location. Mr. Hafer agreed to have Ms. Staudt from Traffic Planning & Design review his traffic plan. The Commission looked favorably upon Mr. Hafer's plans and details of traffic, parking, accessibility and noise needed to be addressed and approved by SDE. Mr. Hafer did apply for a conditional use which was granted by Borough Council, the application was reviewed by the Commission.

**GOODWILL INDUSTRIES:** The Commission has met with Goodwill Industry's Engineer, Ludgate Engineering. Goodwill needs to apply for the HOP from PennDOT. They were given conditional final plan approval as long as there were going to be no major changes to the entrance. If there are going to be major changes to the entrance they will need to come back to the Commission to have plans further reviewed. As of December 31, 2010, Goodwill has not returned to the Commission, they are still awaiting answers from PennDOT.

**JAMES & SANDRA LEINBACH** – James and Sandra Leinbach approached the Commission to find out whether or not they would look favorably upon the construction of a garage on their property. This would require them to seek a few variances however the Commission felt that they would not have any problem with this project. They would have to go before the Zoning Hearing Board to obtain the

variances and the Commission indicated that they can give positive testimony but that there are no guarantees that the variances would be granted.

**THOMAS BEIL** – Mr. Randy Weebler presented plans for a garage on the Beil property. This would also require a variance. The Commission indicated that they did not have a problem with this building except for the connection of water and sewer; this would need to be done if they wanted running water to the building. Mr. Weebler indicated that they would take that off of the plans.

**2011 PLANS:** The Commission hopes to give final plan approval to Goodwill Industries so that they can get up and running. The SALDO will be reviewed again as well as some amendments to the Zoning Ordinance.

Respectfully submitted,

Susan D. Eggert, Commission Secretary