

**ST. LAWRENCE PLANNING COMMISSION  
MEETING MINUTES  
WEDNESDAY, JUNE 23, 2010**

The meeting of the St. Lawrence Planning Commission was held on Wednesday, June 23, 2010, at 7:30 PM at the St. Lawrence Borough Hall, 3540 St. Lawrence Avenue, Reading, PA 19606.

**ATTENDANCE:**

Mr. James Lewars, Chairman (arriving 7:40 PM  
leaving at 8:30 PM)  
Mr. Warren Lubenow, Vice Chairman  
Mr. Barry Bixler, Member  
Mr. Thomas Biel, Member

**OTHERS IN ATTENDANCE:**

Ms. Allison Leinbach, Borough Manager  
Mrs. Susan Eggert, Commission Secretary  
Ms. Pamela Stevens, Borough Engineer, SDE  
Ms. Christy Staudt, Traffic Engineer, TPD  
Mr. CJ Levan, Van Cleef Engineering  
Mr. Robert Ludgate, Ludgate Engineering  
Mr. Gregg Hafer  
Ms. Lynn Hafer

**ABSENT:**

Mr. James Simmons, Member

**CALL TO ORDER:** The meeting of the St. Lawrence Planning Commission was called to order by Vice Chairman, Mr. Warren Lubenow, at 7:30 PM.

**APPROVAL OF THE MINUTES:** The minutes of the March meeting were distributed to the members of the Commission for review. There were no questions, corrections or clarifications to the minutes. **MOTION:** Mr. Thomas Biel made a motion to approve the minutes as presented; seconded by Mr. Barry Bixler; all were in favor and the motion carried.

Mr. Lewars arrived at 7:40 PM. He asked that Mr. Lubenow continue to run the meeting because he was going to have to leave no later than 8:30 PM.

**PRESENTATIONS:**

**MR. GREGG HAFER** - Mr. Hafer indicated that he has purchased the property at 3131 St. Lawrence Avenue. Mr. Hafer would like to put an automated car wash at this location and has a conditional use hearing scheduled before Council for July 8, 2010. Mr. Hafer made available plans for review and Ms. Leinbach was able to project the plan showing traffic flow and the layout for the location. It was noted that Mr. Hafer would not need to provide parking where parking is currently because it is not that type of use. This area will be used for car stacking while waiting to get into the car wash which will be two bays. Mr. Hafer is also proposing three vacuum stations along the Antietam Creek side of the property. The footprint of the building will not change. There is also a proposed pet wash and parking for that will be provided by the vacuum area. Mr. Hafer also indicated that there will be a waterfall on the side of the building for the recycled water from the car wash which will keep the water moving. Mr. Lubenow indicated that at the last Council meeting there were a few neighbors who attended who had concerns about the car wash with regards to hours of operation, noise, lighting, and so forth. These items will be addressed further during the conditional use hearing. Mr. Hafer indicated that the doors to the car wash will be close during use and that the noise will be minimal however he would like to have the doors open occasionally to dry the bays out. Ms. Stevens has reviewed the plans and provided a hand out of comments which should would like to review with the Planning Commission and get any comment from them to take to Council for the

conditional use hearing which is scheduled for July 8, 2010. Ms. Stevens stated that perhaps the Planning Commission would want Ms. Staudt to look at the traffic flow patterns and make comment so that this could be presented at the Conditional Use Hearing. The members of the Commission asked Mr. Hafer several questions and he answered all questions to the Commission's satisfaction. The letter created by Ms. Stevens, SDE, was reviewed step by step and comment was made to each item. Ms. Eggert was directed to apply the comments made by the Commission to each line item and present that to Council for the Conditional Use Hearing which is scheduled for Thursday, July 8, at 8:00 PM. There was a short discussion and the Planning Commission decided that if the traffic study which is to be done by TPD is favorable and the concerns mentioned on the letter by SDE were met that the Commission would be in favor of granting Mr. Hafer conditional use with conditions decided by Council for the car wash. **MOTION:** Mr. Thomas Beil made the motion to recommend to Council that they grant Mr. Hafer the conditional use for the car wash if the traffic study to be done by SDE was favorable and all concerns were satisfied; seconded by Mr. Barry Bixler; all were in favor and the motion carried.

**GOODWILL INDUSTRIES** - Mr. Robert Ludgate from Ludgate Engineering presented to the Planning Commission on behalf of Goodwill Industries. There was a short discussion and it was noted that the Planning Commission did give Goodwill Industries Conditional Final Plan Approval as long as there was not going to be any significant changes to the entrance and traffic flow. This evening Mr. Ludgate came before the Planning Commission to request a waiver on the curbing on the western side going up toward Mt. Penn. There was a letter from Van Cleef Engineering which was reviewed in detail step by step. It was noted that comment #4 needs documentation on the plans where water lines were placed, comment #5 which deals with lighting that plans need to be submitted for review because new parking spaces and new doors have been added to insure that there is proper lighting. With regard to the waiver request Ms. Staudt, TPD, submitted a letter that was reviewed in detail by the Commission. The letter shows pros and cons with regard to the curbing. The letter is included in the minutes for review. After a short discussion it was also noted that if curbing is required Goodwill would need to go back to PennDOT for approval. Ms. Stevens recommended to the Planning Commission to put conditions on the waiver indicating that at this time the curbing can be waived but in the future the Borough may require the curbing. **MOTION:** Mr. Beil made the motion to recommend to Council that they grant Goodwill Industries a waiver on the curbing for the west side of the property with a condition that curbing could be required in the future; seconded by Mr. Bixler; all were in favor and the motion carried. Mr. Levan indicated that there are still issues that need to be addressed and that would be lighting and stormwater. With regard to the lighting, Ms. Stevens indicated that since this is a change in use and because of the additional parking spaces and entrance that perhaps additional lighting may be required. It was agreed by both the Commission and Mr. Ludgate that Goodwill should have the lighting tested which would produce a grid and then determination for lighting could be made. With regard to stormwater Ms. Stevens explained that the Borough has received noticed from EPA with regard to the MS4 permit. It was noted that any change to anything needs plans and because of all of the new federal regulations, changes to the entrance and installation of sidewalk the documentation is needed. Mr. Levan also indicated that a waiver was needed with regard to the plan scale. The plan scale was changed in order to fit everything on one page. **MOTION:** Mr. Bixler made the motion to grant a waiver on plan scale of 1'60" vs. 1'-50" ; seconded by Mr. Beil ; all were in favor and the motion carried. Mr. Ludgate asked the Commission if Council could perhaps grant conditional plan approval for the July meeting.

**ADJOURNMENT: MOTION:** Mr. Beil made the motion to adjourn; seconded by Mr. Bixler; all were in favor and the motion carried. The meeting of the St. Lawrence Planning Commission adjourned at 9:40 PM.

Respectfully submitted,

Susan D. Eggert  
Commission Secretary