

**ST. LAWRENCE PLANNING COMMISSION
MEETING MINUTES
WEDNESDAY, MARCH 24, 2010**

The meeting of the St. Lawrence Planning Commission was held on Wednesday, March 24, 2010, in the Council Chambers of St. Lawrence Borough Hall, 3540 St. Lawrence Avenue, Reading, PA 19606.

ATTENDANCE:

Mr. James Lewars, Chairman – Arriving 7:36 PM
Mr. Barry Bixler, Member
Mr. James Simmons, Member
Mr. Thomas Beil, Member
Mr. Warren Lubenow, Member

OTHERS IN ATTENDANCE:

Ms. Allison A. Leinbach, Borough Manager
Mrs. Susan D. Eggert, Commission Secretary
Ms. Pamela Stevens, SDE, Borough Engineer

CALL TO ORDER: The meeting of the St. Lawrence Planning Commission was called to order by Vice Chairman, Mr. Warren Lubenow, at 7:34 PM.

APPROVAL OF THE MINUTES: The minutes from the February 24, 2010, meeting were distributed to the members of the Commission for review. There were no questions, corrections or clarifications to the minutes. **MOTION:** Mr. James Simmons made the motion to approve the minutes as presented; seconded by Mr. Barry Bixler; all were in favor and the motion carried.

At this time, 7:38 PM, Mr. Lubenow turned the meeting over to Mr. James Lewars, Chairman.

PROPOSED ZONING ORDINANCE AMMENDMENT

Draft copies of the proposed zoning ordinance amendment were distributed to the members of the Commission for review. The proposed amendment adds uses to the C8 district which is primarily the Antietam Valley Shopping Center, changes the Wachovia Bank location from residential to C5 and a small parcel on Adams Street which is basically a garage and was used as an auto garage in the past from C10 to BC. Ms. Leinbach indicated that in the past few weeks she has had two requests for churches in the shopping center. After receiving those requests Ms. Leinbach talked to both Ms. Stevens and Ms. London about perhaps exploring additional uses for the shopping center district. Ms. Leinbach also pointed out that she had received a call from an appraiser who pointed out that nowhere in our zoning ordinance do we allow for semi detached homes. This will also be part of the ordinance. Ms. Stevens reviewed the ordinance in detail with the Commission members and answered all questions. Ms. Stevens also indicated that the legal description for the proposed ordinance certainly could be shortened and probably should be shortened because it can be very confusing. Ms. Leinbach also asked that everything be well defined and that definitions are clear and cannot be left for interpretation. **MOTION:** Mr. Lubenow made the motion to recommend to Council that they adopt the zoning ordinance amendment being proposed; seconded by Mr. Simmons; all were in favor and the motion carried.

DAVID KLECHNER – 3400 ST. LAWRENCE AVENUE

Mr. Klechner presented to the Planning Commission seeking a positive opinion from the Planning Commission on turning this property, the old Borough Hall, into 4-5 condos. Mr. Klechner told the Planning Commission at that time that he had been working with PennDOT and our traffic engineers, Traffic Planning and Design, on his parking plan. Mr. Klechner has purchased the property however he has run into a problem getting financing for condos. Mr. Klechner would like the opinion of the Planning Commission as to whether or not they would look at townhouses favorably at this location. Ms. Leinbach indicated that she has been in contact with the Borough Solicitor, Ms. Joan London, and it was noted that the only difference would be that perhaps townhouses would require a Homeowner’s Association. In discussion, Ms. Stevens indicated that perhaps it could be done with cross easements instead of a Homeowner’s Association and that that would have to be discussed with Ms. London. The Commission understands that there is going to be issues with this property regardless and that some concessions are going to have to be made for the use of this building. The Commission is very willing to work with Mr. Klechner on this project however he will have to go before the Zoning Hearing Board for a variance since townhouses are not allowed in this zoning district. Ms. Leinbach indicated that she will contact Mr. Klechner with this information.

ANTIETAM CREEK BRIDGE PROJECT

Ms. Staudt, Traffic Planning and Design, has constructed a letter that will be sent to PennDOT with regard to Bingaman Street. It is the Borough’s opinion that since this road sees 9,000 trips a day that during the closure of St. Lawrence Avenue for the bridge project that this road as is will not be able to handle that kind of traffic. Ms. Leinbach recently received some information about potential Jobs Creation Funding that could be pursued for this work. This roadway needs to be milled because the overlay is lifting and causing problems and perhaps this could be made part of the bridge project. Ms. Leinbach will keep the Commission updated on this situation.

ADJOURNMENT: MOTION: Mr. Bixler made the motion to adjourn; seconded by Mr. Simmons; all were in favor and the motion carried. The meeting of the St. Lawrence Planning Commission adjourned at 8:42 PM.

Respectfully submitted,

Susan D. Eggert
Commission Secretary