ST. LAWRENCE PLANNING COMMISSION
MEETING MINUTES
WEDNESDAY, OCTOBER 27, 2010

The meeting of the St. Lawrence Planning Commission was held on Wednesday, October 27, 2010, at 7:30 PM, in the Council Chambers of St. Lawrence Borough Hall, 3540 St. Lawrence Avenue, Reading, PA 19606.

ATTENDANCE:
Mr. James Lewars, Chairman
Mr. Barry Bixler, Member
Mr. Warren Lubenow, Member
Mr. James Simmons, Member

OTHERS IN ATTENDANCE:
Ms. Allison Leinbach, Borough Manager
Ms. Susan Eggert, Commission Secretary
Ms. Pamela Stevens, Borough Engineer, SDE
Mr. Thomas Rapposelli
Mr. James Leinbach
Mrs. Sandra Leinbach
Mr. Randy Weeber

CALL TO ORDER: The meeting of the St. Lawrence Planning Commission was called to order by Chairman, Mr. James Lewars, at 7:36 PM.

APPROVAL OF THE MINUTES: The minutes of the June 23, 2010 Planning Commission meeting were distributed to the members of the Commission for review. There were no questions, corrections or clarifications to the minutes. **MOTION:** Mr. Warren Lubenow made the motion to accept the minutes as presented; seconded by Mr. Barry Bixler; all were in favor and the motion carried.

INTRODUCTIONS: Mr. Lewars felt it appropriate to have everyone introduce themselves since there were guests in the audience who wanted to make presentations to the Commission.

JAMES & SANDRA LEINBACH – Mr. and Mrs. Leinbach own a property on Stoner Avenue. The Leinbach's and Mr. Rapposelli presented to the Commission this evening to get their input and opinion on a project that they are interested in moving forward on within the next two years. The Leinbach's are interested in building a garage which will be 30 x 46, to house vehicles, which would require a zoning variance since the current zoning ordinance allows up to 30 x 30. The garage will be two-story with a loft on the second floor to house garden and lawn equipment. The second variance needed will be for steep slope of the driveway, the zoning ordinance allows for 10% and this will be approx 20% which is actually less than the present access of the current driveway which is off of Ridge Street. Mr. Lewars asked how they were planning to handle water runoff. It was noted that this will be 3,500 square feet of impervious surface. They are planning on recharging the water around the back on the upper side with gravity fed rain barrels so that the water can be used for gardening. Ms. Stevens suggested that perhaps a water bar will be necessary in order to prevent rushing of stormwater and a more even distribution of the water. There will be no running water hooked up to the garage however there will be electric. Mr. Leinbach indicated that currently there are two separate deeds; the location of the house and the proposed garage are on separate lots, however he is planning on combining the two properties together which will also allow for more of an exemption when it comes to stormwater. Mr. Leinbach indicated that either way the lots are going to be combined. Ms. Leinbach was able to project a site plan for everyone to review however they would like to make a change to the driveway pattern. The plan showed the driveway meeting zoning however it is not a realistic driveway and they would rather apply for a variance for steep slope of the driveway. Mr. Rapposelli explained to the Commission what they were proposing. Ms. Stevens asked whether or not they looked at the setbacks and if they meet the current zoning ordinance because if not you would want to get all of the variances needed at the same time. Mr. Lubenow asked why 30 x 30 would not be big enough and Mr. Leinbach indicated that he would like to have room to move around and for tools. It was noted that 30 x 30 is the "magic number" when it comes to

exemptions for stormwater and permitting and that larger than this would require some type of stormwater management plan and further permitting. Mr. Lewars recommended that Ms. Stevens look at the proposed plan a little bit closer to assure that there would not be further variances needed. Ms. Stevens asked if it was possible to get a plan showing the driveway design the way they are proposing so that she can get a better idea of what if any changes and variances would be needed.

RANDY WEEBER - BEIL ZONING VARIANCE APPLICATION

Mr. Weeber presented this evening on behalf of the Beil family. There was a Zoning hearing variance application filed with the Borough a few weeks ago. Ms. London, the Borough Solicitor, actually spoke with Mr. Weeber today. There is a concern regarding water in this accessory garage. The Beil home is currently not hooked up to the sanitary sewer and therefore the only way to have running water in the garage is to hook up to the sanitary sewer system. Mr. Weeber indicated that this was only going to be done for convenience sake but is not necessary and they are willing to withdraw that from the application. This building is strictly going to be used for storage of vehicles. Mr. Weeber indicated that Mr. Beil owns five race vehicles and needs a place to store them now that he has sold his business, European Motors, to his son. The cars will only be moved in and out approximately four times per year. The property has been surveyed by John Hoffert and those plans were submitted with the variance application. The plan was projected for review. The plan currently shows gravel in the front of the garage; Mr. Weeber indicated that it is Mr. Beil's intention to just have this grass since he will be moving the vehicles only four times per year and this will also help with stormwater management. Mr. Lubenow asked why the garage needed to be so big since the building in which he is storing the vehicles is not as large as what is being proposed. Mr. Weeber indicated that Mr. Beil currently stores the vehicles stacked and since he has the space to build why not utilize that space. Ms. Stevens indicated that she liked the idea of grass in front of the garage doors vs. gravel because that would help with the management of stormwater and would also prevent the building from being used for any use other than storage without having to do some type of renovation. Ms. Stevens distributed a letter stating all of her concerns with the review of the plans submitted on behalf of Mr. Beil. The letter was reviewed in detail. It was noted that this property is being treated as one lot and not multiple lots and should continue to be treated as one lot. The recommendation is to place restrictions on the utilization of the building. **MOTION:** Mr. Barry Bixler made the motion to support Mr. Beil's project with the points made in Ms. Steven's letter and with the placement of restriction for future use of the building from commercial use as well as no water being allowed to the building until such a time that the residence is connected to the sanitary sewer system; seconded by Mr. James Simmons; all were in favor and the motion carried. Ms. Steven's indicated that she will make sure that a letter goes out prior to the next Council meeting scheduled for Wednesday, November 10, at 7:30 PM for review. Mr. Weeber asked when the Zoning Hearing would be scheduled; Ms. Leinbach indicated that she thought most likely the beginning of December and that it is currently in the hands of the Zoning Hearing Board Solicitor.

ADJOURNMENT: MOTION: Mr. Bixler made the motion to adjourn; seconded by Mr. Lubenow; all were in favor and the motion carried. The meeting of the St. Lawrence Planning Commission adjourned at 9:04 PM.

Respectfully submitted,

Susan D. Eggert
Commission Secretary