

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, November 1st, 2018

The regular meeting of the Elmer Borough Land Use Board was held on Thursday, November 1st, 2018, at 6:30 p.m. in the Elmer Borough Hall.

Secretary Dawn Williams read the Open Public Meetings Act Statement.

Present at the meeting were Fred Davis, Councilwoman Lynda Davis, Vice-chairman Jay DuBois, Chairman Lewis Reed, Heather Runyon, Mayor Joseph Stemberger, and Secretary Dawn Williams. John Dailyda, Linda Herrmann, Robert McWilliams, and David Newkirk were absent. Board Attorney Katie Coleman and Land Use Board Engineer Corey Gaskill were also present.

Vice-chairman Jay DuBois motioned and Fred Davis seconded to approve the Board Minutes from October 4th, 2018 as presented. The motion was unanimously carried.

Final Site Plan #18-3 for Al Foote was discussed. Land Use Board Engineer Corey Gaskill presented his review letter dated 11/1/18. The Board agreed that the applicant's engineer should work with the Board Engineer to revise the plans. Vice-chairman Jay DuBois motioned and Fred Davis seconded to grant conditional approval. The motion was unanimously carried.

Preliminary Site Plan #18-4 for Roger and Tina Anderson was discussed. Howard Melincove, attorney to the applicants, introduced himself. Land Use Board Engineer Corey Gaskill presented the completeness portion of his review letter dated 11/1/18. Attorney Katie Coleman swore in applicants Roger and Tina Anderson. The applicants' attorney Howard Melincove questioned the applicants about the completeness items discussed. The applicants agreed to comply with all items. Vice-chairman Jay DuBois motioned and Councilwoman Lynda Davis seconded to deem the application complete, conditioned upon compliance with all items. The motion was unanimously carried. The applicants' attorney Howard Melincove questioned Tina Anderson regarding her vision of the recreation facility. Applicant Tina Anderson offered testimony on details related to the business. Applicant Roger Anderson offered testimony regarding the driveways, parking lot, and facility. Land Use Board Engineer Corey Gaskill presented the remainder of his review letter dated 11/1/18. After much discussion regarding impervious coverage and landscaping, it was decided that the applicants' engineer and the Land Use Board Engineer would need to discuss and agree upon revisions regarding the parking areas, landscaping, and stormwater. Land Use Board Attorney Katie Coleman swore in resident Cynthia Strang. Neighbor Cynthia Strang testified regarding landscaping between her property and the proposed recreational facility. Neighbor Cynthia Strang is concerned about foot traffic cutting through her property to go to the recreational facility, or children running from the facility's parking lot to play on her property. Applicant Tina Anderson volunteered to erect signs to prevent trespass. Applicant Tina Anderson also volunteered to prevent admission to anyone caught trespassing over the neighbor's property. Vice-chairman Jay DuBois motioned and Fred Davis seconded to approve the minor subdivision with conditions, all agreed upon variances, and preliminary site plan as presented, conditioned upon revisions being filed. The motion was unanimously carried.

The Zoning Office monthly report was discussed. No action was taken.

The meeting dates and times for all 2019 Land Use Board meetings were presented. No action was taken.

Changes to the Land Use Board application files were discussed. Secretary Dawn Williams will make all changes and forward to Borough Clerk Sally Walker.

A possible upcoming application for Nicky Long (134 S. Main Street) was discussed. Nicky Long has created a gift shop on her property located in a Medium Density Residential Zoning District. In order to continue, she needs to apply for a Use Variance and Site Plan Waiver. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, December 6th, 2018, at 6:30 p.m. in the Elmer Borough Hall.

At 9:25 p.m. Vice-chairman Jay DuBois motioned and Fred Davis seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary