

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, September 5th, 2019

The meeting of the Elmer Borough Land Use Board was held on Thursday, September 5th, 2019, 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, Linda Herrmann (arrived 7:20 p.m.), Jennifer Lloyd, David Newkirk, Chairman Lewis Reed, Heather Runyon, and Secretary Dawn Williams. Mayor Joseph Stemberger was absent. Board Attorney Katie Coleman was also present.

Vice-chairman Jay DuBois motioned and Fred Davis seconded to approve the Board Minutes from August 1st, 2019 as presented. The motion was unanimously carried.

Applicant Al Foote offered testimony on his approved Truck Repair Site Plan and Subdivision Application #18-3 (Block 18, Lots 7 & 8). The building plans should be sealed soon and he hopes to be building in the next month or so. The Soil Conservation District, Health Department, and Land Use Board Engineer are all satisfied with the project plans. Applicant Al Foote requested that the suggested performance bond be reduced or waived. Councilwoman Lynda Davis motioned and David Newkirk seconded to waive the performance bond and site safety and stabilization guarantee requirements, if legally permitted; the Certificate of Occupancy will be contingent upon final project conclusion. Secretary Dawn Williams will notify Corey Gaskill at Fralinger Engineering of this update. Roll call vote was taken. The motion was unanimously carried.

Secretary Dawn Williams shared information regarding a possible site plan and variance application regarding a parking lot on the property located at 444 Chestnut Street. The owner will vacate the property and return the property to its original condition. No application will be filed. No action was taken.

The Board discussed changes to the suggested ground mounted solar panel ordinance. Vice-chairman Jay DuBois motioned and Fred Davis seconded to recommend to Borough Council that ground mounted solar panels be considered as an accessory use, not to exceed fifteen (15) feet in height, not allowed within the front yard, and subject to district regulations in any zoning district within the Borough. Roll call vote was taken, Councilwoman Lynda Davis abstained. The motion carried. Attorney Katie Coleman will create a formal recommendation and submit to Borough Council.

Secretary Dawn Williams shared printed copies from the housing office of "unregistered rental properties" within the Borough. Each board member reviewed the list and offered their comments regarding the status of the properties listed (owner occupied, rental, or vacant). Secretary Dawn Williams will return all comments to the housing office for review. No action was taken.

The quarterly zoning/housing office report was discussed. No action was taken.

Resident Cyndi Nolan asked the board to explain the process of applying for a bulk variance in order to construct an addition to her existing garage, within the side yard setback. Information was provided. No action was taken.

The next Land Use Board meeting is scheduled for Thursday, October 3rd, 2019, at 6:30 p.m. in the Elmer Borough Hall.

At 7:35 p.m. Fred Davis motioned and Vice-chairman Jay DuBois seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary