

**Minutes of the Regular Meeting of the
PALMYRA BOROUGH PLANNING COMMISSION**

Wednesday February 26, 2020

Steve Ricker called the meeting to order at 7:00 p.m. in the Council Chambers of the Palmyra Municipal Building, 325 S. Railroad Street, Palmyra, PA, 17078.

Attendance: Eric Hoy, Steve Ricker, and Joe Templin were present. Borough Manager Roger Powl and Borough Engineer Mike Knouse (Rettew) were also present. Jessica Creter and Carissa Mellinger were absent.

Public Comment: There was no public comment.

Approval of Minutes:

A **Motion** was made by Joe Templin, seconded by Eric Hoy, to approve the November 6, 2019 meeting minutes as written. **Motion Carried.**

Action & Discussion Items:

1. **417 W. Main Street – Microbrewery & Pub Waiver Requests:** (RW Marketing LLC, 12 Jan Dale Ave, Annville) Randy Wright of Hanover Engineering and Richard Whitman were present. Mr. Wright explained that Mr. Whitman has purchased the former Ted’s Upholstery building and is planning to convert it to a new microbrewery & pub, which has received all necessary approvals from the Palmyra Zoning Hearing Board. Mr. Wright explained that as a condition of Zoning approval, Mr. Whitman has secured off-street, off-premises, parking areas on neighboring properties owned by Kevin Bashore and Richard & Annette Gerhart. The required long-term leases for these parking areas have been reviewed once by the Borough Solicitor, who recommended modifications, and which have been made and re-submitted to the Borough Solicitor for final approval. Mr. Wright explained that the Borough, Borough Solicitor, and Borough Engineer took the position that what is being proposed to establish the off-premises parking areas constitutes a “land development” which would require a plan be developed and submitted for approval. Mr. Wright explained that since a majority of the off-premises parking areas are already gravel and generally being used for parking, they have requested waivers for the requirements of having to submit both a land development plan and a stormwater management plan. Mr. Wright explained that he has reviewed the Borough Engineer’s review letter dated February 21, 2020 and believes they can easily comply with the conditions listed for receiving approval of the waivers requested. Steve Ricker asked how much area will be converted from gravel to grass, and grass to gravel or new pavement. Mr. Wright explained that the western parking lot on the Bashore property will see approximately 540 square-feet of grass converted to new pavement, however, they intend to remove some existing impervious areas to the immediate rear of the brew pub property and will be adding a grass strip between North Ave and the new paved “sidewalk” so that there is zero net increase to the overall impervious surface area coverage. Mr. Knouse agreed, and explained that the grass strip along the sidewalk will also help to define the access points to the properties from North Ave, and, will also help differentiate the pedestrian walkways from the alley right of way. Eric Hoy asked how long the terms of the leases will be, and Mr. Whitman responded that the lease terms are for as long as the brew pub remains in business. Mr. Ricker asked what the planned start-up date is for the brew pub and Mr. Whitman said he is hoping his contractor, H.R. Weaver & Son, will have him ready to open by mid-summer. Mr. Ricker asked Mr. Knouse if he had any additional concerns and he responded that the value of requiring a land development plan in this instance is near zero and he is confident in granting the waivers requested provided that Mr. Whitman follows and satisfies the conditions proposed in his February 21st review letter.

A **Motion** was made by Eric Hoy, seconded by Steve Ricker, to make a recommendation to Borough Council to grant a waiver of Section 318-8 (General Provisions – Plan Processing) and Chapter 310 (Stormwater Management) so that RW Marketing LLC will not be required to prepare, submit, and obtain approval of a land development plan and a stormwater management plan, contingent upon: 1) the satisfaction of all comments contained in a letter dated February 21, 2020 from Borough Engineer Mike Knouse (Rettew). **Motion carried.**

Communications: None

Other Business:

1. Eric Hoy asked if there were any plans for the Borough to improve North Ave and Mr. Powl responded that a small portion was re-paved in 2019 and that the Borough is working hard to get the regular streets resurfaced, leaving little money for alley improvements. Mr. Powl also explained that he has received many complaints about folks speeding along North Ave as they use the alley as a bypass to Main Street, and he would be concerned that an improved North Ave may just lead to higher speeds and volumes of traffic. Mr. Hoy explained that he is concerned that when the brew pub opens many people will use private parking lots with through connections from Main Street to North Ave as a means to get to the brew pub parking areas, which will anger those property owners.
2. Steve Ricker asked Mr. Powl if the Public Works crew could scrape the intersection of Peach Alley and the un-named north/south alley behind his residence to remove the ruts being caused by the Waste Management trucks turning onto Peach Alley from the un-named north/south alley.

Adjournment:

A **Motion** was made by Eric Hoy, seconded by Steve Ricker, to adjourn the meeting at 7:24 p.m. **Motion carried.**

Respectfully Submitted,

Roger E. Powl
Borough Manager