

Chairman James Yiengst called the Myerstown Planning Commission meeting to order on Monday, March 23, 2015 at 7:00 p.m. The meeting was held in the Council Chambers in the Myerstown Municipal Center located at 101 E. Washington Ave., Myerstown, PA 17067.

Roll Call:

Present were: Chairman James Yiengst, Vice Chairman Gloria R. Ebling, member Nancy Kirsch and Vince Podolski. Solicitor Thomas Harlan and Borough Manager Christopher J. Moonis were also present.

Absent was: Michael D. Behm

Minutes:

The minutes of the March 23, 2015 meeting were read and stand approve as read by the Chairman.

General Business:

Mary Peiffer – 125 N. Railroad Street – was present to discuss alterations to her driveway which is located at the rear of the property. She would like to remove the existing materials and place concrete. They would also like to extend the pad about 16 inches. The Planning Commission will need to have a drawing of the property and area with the dimensions. The Borough Manager read the Code, Section 27, 1820, the definition of driveway permits. The process is the Planning Commission will review and then make a recommendation to the Borough Council. If the Council approves, then the permit can be issued by the Zoning Officer. If the required information is provided, the Planning Commission will review it at their June 22, 2015 meeting.

The Borough Manager informed the Planning Commission the Borough has received a grant from DCED (Department of Community and Economic Development). The funds will be used to hire a professional consultant to help the borough completely revamp and revise the Zoning Ordinance and Map to be more consistent with the Mini-Comprehensive Plan that was adopted by the borough. The Borough Manager explained implementing the grant will take time to get everything into place, and we continually have people approaching the Borough and Lebanon County Planning wanting to do things in the Central Business District (C-1). Most often their request has to be denied because of how tight the regulations are in the Zoning Ordinance.

As businesses vacated Main Avenue, the first floors of many buildings have been converted into apartments instead of remaining businesses. The Borough is trying to revitalize the downtown area. The Central Business District is the area is located starting around the 100 block of West Main Avenue to approximately the Verizon Building on East Main Avenue. We want to focus and get this started in advance of the whole Zoning Ordinance being revamped. The Borough continues to have businesses that struggle to come into Myerstown, they want to be here and our Zoning has prevented that. The Manager presented the Planning Commission with several items to review; a model Ordinance that is based on a concept of a Town Center District.

A Town Center District puts certain economic development tools into place to help create and promote economic development that helps existing small business owners survive and entices new businesses to move into the Borough. The Manager stated also enclosed is the current regulation for the C-1 District and the proposed changes to the C-1 District, he reviewed some of the current regulation and then the proposed changes. Extending the C-1 District and creating a LERTA District was discussed. There are a lot of factors that go into drawing businesses to an area. We need to get these things into place so we can draw them here. Some new businesses that are coming into town were discussed. The Early Intervention Program Grants, EIP I, EIP II and now EIP III was discussed. The Manager asked the Planning Commission to review the information for discussion at the June 22, 2015 meeting.

Adjournment:

A motion was made by Vince Podolski, seconded by James Yiengst, to adjourn the meeting at 8:08 p.m. All those in favor; Motion unanimously carried.

Vince Podolski
Member