

Planning Commission Meeting Agenda

July 08, 2025

7:00 PM

1. Call to Order & Pledge of Allegiance

2. Roll Call

Jay Armitage - Chair

Margaret Muth – Vice Chair

Keith Flory - Secretary

Andi McClahahan

Gary Walck

Maggi Clare

Jerry Ludwig

Tracy Granger

Karen Barwick

Michael P. Manter - Zoning Officer

Todd Weitzmann- Solicitor

Nate Oiler- Engineer

3. Public Comments/Questions

4. Approval of Prior Meeting Minutes – April 8, 2025 and May 13, 2025

5. Communications/Correspondence

6. SALDO (Land Development Plans, Subdivisions)

a. OLD BUSINESS

- Prospect Cemetery – LDP 250003 – 501 Prospect Street – Land Development

- ◊ Plan accepted for review: March 11, 2025

- ◊ Planning Commission Deadline: August 14, 2025

- ◊ Borough Council Deadline: Deadline August 30, 2025 (waiver granted June 6, 2025)

- The Salvation Army – LDP 250004 – 226 Washington Street Land Development

- ◊ Plan accepted for review: June 10, 2025

- ◊ Planning Commission Deadline:

- ◊ Borough Council Deadline:

- ◊ Requested SALDO Waivers

- a. Section 140-8 and 140-9 to allow a combined Preliminary/Final Plan Submission

- b. Section 140-27 Shade Trees and Landscaping – to allow the site to remain in its existing condition due to minimal scope of the project

- c. Section 140-31A(2) to allow for the submittal to be on 24" x 36" sheet size

- ◊

b. NEW BUSINESS

- 60 Washington Street LLC – LDP 250005 – 60 Washington Street – Land Development

- ◊ Requested actions:

- a. Accept LDP for review

- ◊ Requested modifications/waivers

- a. Section 140-7.C – The combination of Preliminary/Final Plan Submission

Planning Commission Meeting Agenda

July 08, 2025

7:00 PM

- b. Section 140-9.A – A final plan with supporting data shall be submitted to the Commission for final approval within one year after Commission action on the preliminary plan
- c. Section 140-13.C – Clear sight triangles of 30 feet measured along street lot lines from their point of junction shall be provided at all intersections and no building shall be permitted within such sight triangles.

7. ZONING (Conditional Uses, Variances, Special Exceptions, Appeals)

a. OLD BUSINESS

- None

b. NEW BUSINESS

- None

8. ORDINANCES

a. OLD BUSINESS

- None

b. NEW BUSINESS

- None

9. Adjournment