

**NEWVILLE BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
JANUARY 11, 2012 AT 7:30PM**

The regular monthly meeting of the Newville Borough Planning Commission was held on January 11, 2012 at 7:30PM in the Newville Borough Office, 4 West Street, Newville, Pennsylvania. The meeting was called to order at 7:30PM by Vice Chairman Kevin Guistwite. On roll call the following members were present: Steven Bogash (arrived at 7:40PM), William Hibbitts, James McNally, Robert S. Over, Edward Sinkovitz, Karl Smith and Kevin Guistwite. Also present were Solicitor Matthew McKnight, Borough Manager Fred Potzer and Councilman Clarence W. Fry.

Welcome: The members welcomed Karl Smith, the newly appointed member of the Newville Borough Planning Commission.

Farewell: Mr. Fry bid farewell to the members of the Planning Commission and thanked them for their support and cooperation. Mr. Fry reflected on the accomplishments of the Planning Commission, and urged the members to continue to look toward the future of Newville Borough.

Nomination and Election of Officers: Solicitor McKnight assumed the Chair for the purpose of reorganization.

Solicitor McKnight called for nominations for the position of Chairman. It was moved by Mr. Sinkovitz and seconded by Mr. Over that Kevin Guistwite be nominated for Chairman. Hearing no further nominations, Solicitor McKnight declared the nominations closed. All were in favor of the motion. The motion was passed with six (6) affirmative and zero (0) negative votes.

Solicitor McKnight called for nominations for the position of Vice-Chairman. It was moved by Mr. McNally, seconded by Mr. Hibbitts that Robert S. Over be nominated for Vice Chairman. Hearing no further nominations, Solicitor McKnight declared the nominations closed. All were in favor of the motion. The motion was passed with six (6) affirmative and zero (0) negative votes.

Solicitor McKnight called for nominations for the position of Secretary. It was moved by Mr. Sinkovitz, seconded by Mr. Guistwite that Steven Bogash be nominated for the position of Secretary. Hearing no further nominations, Solicitor McKnight declared the nominations closed. All were in favor of the motion. The motion was passed with six (6) affirmative and zero (0) negative votes.

Solicitor McKnight called for nominations for the position of Recording Secretary. It was moved by Mr. Gusitwite, seconded by Mr. McNally that Fred Potzer be nominated for the position of Recording Secretary. The motion was passed with six (6) affirmative and zero (0) negative votes. Mr. Bogash entered the meeting at 7:40PM.

Mr. Guistwite assumed the Chair.

Minutes: The minutes of the October 12, 2011 regular monthly meeting were accepted as presented with no revisions or corrections. Mr. McNally commented on the tree trimming work of PPL, specifically, the manner in which several street trees along Parsonage Street were trimmed. Mr. Potzer suggested that a letter be sent to PPL requesting that in the future, the utility should coordinate its tree trimming efforts with the Newville Borough Shade Tree Commission. A letter to this effect shall be sent to Mitch Smith of PPL.

Citizen Comments: There were no citizen comments.

Old Business: Mr. Potzer updated the members regarding the Big Spring Master Plan. Significant developments regarding the master plan include: (1.) the first public meeting was well attended and many comments were received from the public, (2.) the consultant has repositioned the connector road between Centerville Road and Mt. Rock Road, (3.) a preliminary market analysis has revealed a greater demand for residential housing as compared to commercial development. The next meeting of the Big Spring Master Plan Steering Committee will be held on Wednesday, January 18, 2012 at 1PM in the West Pennsboro Township Municipal Building. The committee meetings are open to the public.

Mr. Potzer updated the members regarding the potential development of a Dollar General Store at 67 North High Street. Cowan Associates of Quakertown has completed initial site survey work and is moving to complete a land development plan. PSI of Harrisburg will be performing environmental testing of the site. Mr. Potzer provided excerpts from the Zoning Ordinance governing development within the Light Industrial/Community Commercial zone district. The site is not very large. The developer will be facing several constraints in preparing a final land development plan to conform with the Newville Borough Zoning Ordinance. Mr. Potzer anticipates a final plan submission within sixty days.

New Business: Shawn McElwee was present to discuss a site plan for a new pizza and sub shop to be located at 25 South High Street. Mr. McElwee will be leasing the property from Richard Tonkin. He announced that extensive renovations are planned for the kitchen area. Several minor alterations to the dining area are planned. The business will operate Monday through Saturday from 11AM to 9PM, and will be closed on Sunday. A full menu will be offered. Delivery service is planned within a five mile radius of Newville. The business will be known as MacDaddy's Pizza and Subs. A motion was made by Mr. Bogash, seconded by Mr. Hibbitts to recommend the approval of the site development plan, with no conditions, to the Newville Borough Council. All were in favor. The motion was passed with seven (7) affirmative and zero (0) negative votes.

Members reviewed the site development plan of Carl Enyeart, 7-9 South High Street. Mr. Enyeart proposes to open a collectibles shop at this location. He will also provide music lessons using a portion of the building. Minor renovations are planned, mainly for the exterior. This property had previously been granted a variance from offstreet parking requirements of the Zoning Ordinance. Mr. Enyeart has no immediate plans to renovate the second floor apartment at this location. Mr. Enyeart is in the process of purchasing the property from a local bank. It was moved by Mr. Bogash, seconded by Mr. Sinkovitz to recommend the approval of the site development plan to the Borough Council with no conditions. All were in favor. The motion was passed with seven affirmative and zero (0) negative votes.

Correspondence: There was no correspondence.

Zoning Officer's Report: The Zoning Officer's reports for November and December were accepted as presented.

Solicitor's Report: Based upon direction given at the October 2011 meeting, Mr. McKnight has prepared an amended regulating the operation of tattoo parlors. The use will be provided within the Industrial Zone District as a Conditional Use. Mr. McKnight reviewed provisions of the amendment. Mr. Bogash commented he was opposed to the regulation of this service by zoning. Members expressed their concern about the establishment of this type of business within the Village

District. Mr. Potzer noted that amendment must be presented to the Cumberland County Planning Commission for review and comments. The amendment must be advertised and a Public Hearing must be conducted prior to approval of Borough Council. A motion was made by Mr. Bogash, seconded by Mr. Hibbitts to oppose the zoning amendment. The motion failed to pass. There were two (2) affirmative votes opposing adoption, and five (5) votes in favor of adoption. The amendment will be forwarded to the Cumberland County Planning Commission and Newville Borough Council.

Adjournment: There being no further business to come before the Newville Borough Council, the meeting was adjourned at 8:20PM on a motion of Mr. Sinkovitz, seconded by Mr. Bogash. All were in favor. The motion was passed with seven (7) affirmative and zero (0) negative votes.

The next meeting of the Newville Borough Planning Commission will be held on February 8, 2012 at 7:30PM in the Newville Borough Office.

MINUTES RECORDED BY:

FRED A. POTZER
Borough Manager/Secretary