

**NEWVILLE BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
MAY 9, 2012 AT 7:00PM**

The regular monthly meeting of the Newville Borough Planning Commission was held on Wednesday, May 9, 2012 at 7:30PM in the Newville Borough Office, 4 West Street, Newville, Pennsylvania. The meeting was called to order at 7:30PM by Chairman Kevin Guistwite. On roll call, the following members were present: Steven Bogash, William Hibbitts, James McNally, Robert S. Over, Edward Sinkovitz, Karl Smith and Kevin Guistwite. Also present were Planning Commission Solicitor Matthew McKnight and Borough Manager Fred Potzer. Visitors included Laverne Newswanger and Curtis Riggelman.

Minutes: The minutes of the April 11, 2012 regular monthly meeting were approved on a motion of Mr. Sinkovitz, seconded by Mr. McNally. All were in favor. Motion was passed with six (6) affirmative and zero (0) negative votes.

Citizen Comments: Mr. Riggelman stated he wished to address the site development plan of Laverne Newswanger.

Old Business: None.

New Business: Laverne Newswanger presented a site development plan for a new automotive repair garage at 31 North Corporation Street. The building measures 115' x 28 ½', and contains 3,277 s.f. Mr. Newswanger is interested in purchasing the building. He plans to undertake over \$40,000 in building renovations that include new steel siding, a new roof, and one new overhead garage door. Mr. Newswanger hoped to improve the exterior appearance of the structure. Interior renovations will include adding a restroom, office and parts room. The electrical service throughout the building must be replaced, and the heating system will require an upgrade. Mr. Newswanger plans to renovate the building in June, and open for business in July. Initially, he will be the only mechanic on duty. His hours of operation will be from 8:00AM to 5:00PM, Monday through Friday. Mr. Newswanger will be repairing passenger vehicles and light duty trucks. He has approximately twelve years experience in the automotive repair industry.

Mr. Riggelman expressed a concern that emissions from vehicle exhaust systems may irritate a breathing disorder that his wife frequently experiences. Mr. Riggelman asked if the PA DEP has any regulations for handling emissions within the garage. Mr. Potzer stated the Newville Zoning Ordinance includes regulations that prohibit noxious odors and gases. Planning Commission members doubted that given the size of the proposed operation, exhaust emissions would be a problem. Mr. Newswanger stated he would not allow vehicles to idle outside of the garage for extended time periods. He felt that the business could be operated in a manner such that it would cause no inconvenience to Mr. Riggelman. Other concerns expressed by Planning Commission members included the parking of vehicles on the site, storage of scrap auto parts and trash. Mr. Newswanger stated a scrap bin would be maintained for recycling of metals. All other trash will be placed within an enclosed dumpster.

A motion was made by Mr. Sinkovitz, seconded by Mr. Bogash, seconded by Mr. Sinkovitz to recommend the approval of the Laverne Newswanger site development plan to the Newville Borough Council, contingent upon the following conditions: (1.) Hours of operation shall be limited to Monday through Friday, 8AM to 5PM, and Saturday by appointment only, (2.) No parts shall be stored outside of the garage. All trash must be contained within dumpster(s), and the site must be

kept clean at all times, (3.) The applicant shall provide two (2) spaces of off-street parking for each service bay, and one (1) space per employee. All were in favor. Motion was passed with seven (7) affirmative and zero (0) negative votes. Mr. Newswanger agreed to the conditions and signed his site development application.

Correspondence: None.

Zoning Officer's Report: Mr. Potzer reported that the Occupancy Permit for the new branch office of F&M Trust at 51 South High Street has been approved by Commonwealth Code Inspection Service. The Occupancy Permit for the second and third floors of the former bank building at 1 West Big Spring Avenue has been approved as well. The report of the Zoning Officer was accepted as presented.

Adjournment: There being no further business to come before the Newville Borough Planning Commission, the meeting was adjourned at 7:57PM on a motion of Mr. Hibbitts, seconded by Mr. Bogash. All were in favor. 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 June 13, 2012 at 7:30PM in the Newville Borough Office.

MINUTES RECORDED BY:

Fred A. Potzer
Borough Manager/Secretary