

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

The regular monthly meeting of the Newville Borough Planning Commission was held on Wednesday, April 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 Chairman Kevin Guistwite. On roll call, the following members were present: William Hibbitts, James McNally, Robert S. Over, Edward Sinkovitz, Karl Smith and Kevin Guistwite. Steven Bogash was absent. Also present were: Solicitor Matthew McKnight, Borough Manager Fred Potzer. Visitors included: Joseph and Vicki Rodecap, Matthew Sinkovitz, Laverne Newswanger, and Roberta Bogash.

Minutes: The minutes of the March 14, 2012 regular monthly meeting were approved on a motion of Mr. Sinkovitz, seconded by Mr. Hibbitts. All were in favor. Motion was passed with six (6) affirmative and zero (0) negative votes.

Old Business: There were no items of old business.

New Business: Joseph Rodecap, 21 North High Street was present seeking approval to operate an automotive repair garage at 21 North High Street. Mr. Rodecap owns a multi-level garage to the rear of his home on North Alley. The lower level of the building is used for vehicle storage. The repair garage will be operated on the main level. Mr. Rodecap provides diagnostic and repair services related to automotive electrical systems. He does not perform routine mechanical repairs. All repair work is confined to the interior of the garage. There are no vehicles parked outside. There are no parts or debris stored outside. Mr. Sinkovitz confirmed that he visited the garage and found no outward indication of an automotive repair service being conducted from the premises. Mr. Rodecap indicated he schedules repairs by appointment only. Mr. Rodecap requested permission to operate the garage as a customary home occupation in accordance with section 3.2.4 (3) of the Newville Borough Zoning Ordinance.

Mr. Potzer confirmed that the borough had previously granted a customary home occupation to Vicki Rodecap to operate a beauty salon within the residence at 21 North High Street. The previous owner of the property Darlene Kessler had used the garage as a storage unit, and had rented spaces within the garage for the storage of vehicles. Mr. Rodecap has continued to rent the garage for the same purpose after purchasing the property from Ms. Kessler. Mr. Potzer suggested the conditions warrant classification of the property as a non-conforming use according to section 5.1 of the Newville Zoning Ordinance.

Solicitor McKnight agreed. Mr. Rodecap may be permitted to operate the repair garage as a non-conforming use of the structure and property. Solicitor McKnight cautioned however, that Mr. Rodecap may not expand the use of the property without borough approval. Should the commercial use of the property cease for more than one (1) year, the non-conforming use status would be lost. No further action was required regarding Mr. Rodecap's application for a Customary Home Occupation.

LaVerne Newswanger indicated he has an interest in purchasing 31 South High Street for use as an automobile repair garage. The property is located within a CC/LI zone district. An automotive repair garage is a permitted use within the zone. Mr. Newswanger was advised to submit a site development plan for review at the next meeting on May 9, 2012 at 7:30PM.

New Business, continued: Matthew Sinkovitz presented a review of home sales for the Borough of Newville and the Big Spring School District from January 1, 2011 through the present. Mr. Sinkovitz reported the market for existing home sales is improving. The turnover time for sales has reduced. There are many federal lending programs which support the present buyers market. Overall, the homes sales market is showing slow, but steady improvement. The members thanked Mr. Sinkovitz for his presentation.

Correspondence: None,

Zoning Officer's Report: The report for March 2012 was accepted as presented.

Comments from the Floor: The Cumberland Valley Rails to Trails Council annual "Race, Ride and Ramble" will be held on April 22, 2012

Adjournment: There being no further business to come before the Newville Borough Planning Commission, the meeting was adjourned at 8:10PM on a motion of Mr. Sinkovitz, seconded by Mr. Hibbitts. All were in favor.

The next meeting of the Newville Borough Planning Commission will be held on May 9, 2012 at 7:30PM in the Newville Borough Office.

MINUTES RECORDED BY:

FRED A. POTZER
Borough Manager/Secretary