

Elmer Borough Land Use Board
Minutes of Board Meeting
Thursday, December 5th, 2013

The regular meeting of the Elmer Borough Land Use Board was held on Thursday, December 5th, 2013 at 7:40 p.m. in the Elmer Borough Hall.

Secretary Dawn Williams read the Open Public Meetings Act Statement.

Present at the meeting were Tammy Collins, Fred Davis, Councilwoman Lynda Davis, Linda Herrmann, Lewis Reed, Mayor Joseph Stemberger, and Secretary Dawn Williams. Leigh Bostwick, Vice-chairman Jay DuBois, John Hagen, David Newkirk, Scott McDonald, and Chairman Robert Richards were absent. Solicitor Katie B. Coleman was present.

Councilwoman Lynda Davis and Mayor Joseph Stemberger will abstain from voting on Application #13-5 as a member of council is not eligible to vote on matters involving variances.

Councilwoman Lynda Davis motioned and Linda Herrmann seconded to adopt the Board Minutes from November 7th, 2013, as presented. The motion was unanimously carried.

Secretary Dawn Williams introduced Minor Subdivision|Variance Application #13-5 on behalf of the applicant Elmer Presbyterian Church. Attorney Rebecca Bertram introduced herself and Engineer Barry Jones (Fralinger Engineering) to the Board. Solicitor Katie Coleman swore in Engineer Barry Jones. Photographs of the properties were given to Secretary Dawn Williams to be included in the application file. Engineer Barry Jones commented on each item of the engineer's review letter; completeness section. Engineer Barry Jones requested a waiver from item #17 so as to not be required to provide spot shot elevations. Engineer Barry Jones agreed to all other comments. Secretary Dawn Williams motioned and Lewis Reed seconded to deem the application complete and to allow a waiver on spot shot elevations. Mayor Joseph Stemberger and Councilwoman Lynda Davis abstained from the vote. The motion was carried. Engineer Barry Jones commented on each item of the engineer's review letter; technical section. Solicitor Katie Coleman swore in Ms. Cindy Strang who would speak on behalf of the Church. Ms. Cindy Strang explained that the Church wishes to own their own parking areas and create septic easements, so as to keep all of the Church uses on one lot, while separating all other residential uses from the Church. Member Lewis Reed made it clear that he would like the septic easements to be written in such a way to take the burden of pavement from the homeowner should a new septic system need to be installed in the future. Should a new septic system need to be installed within the septic easement, the homeowner would need to restore the property to a rough grade. Solicitor Katie Coleman will review all septic easements prior to legal filing. Secretary Dawn Williams motioned and Fred Davis seconded to approve the application as presented, contingent upon a final plan submitted to the satisfaction of the Land Use Board Engineer. Mayor Joseph Stemberger and Councilwoman Lynda Davis abstained from the vote. The motion was carried.

Solicitor Katie Coleman presented a final version of proposed changes to the Land Use Ordinance. Lewis Reed commented that the swimming pool setbacks of five (5) feet and the small shed setbacks of two (2) feet were not included. The pool and shed setbacks will be added to the proposed changes prior to submission to Borough Council. Lewis Reed motioned and Linda Herrmann seconded to recommend the proposed changes to Borough Council. Mayor Joseph Stemberger and Councilwoman Lynda Davis abstained from the vote. The motion was carried.

Mayor Joseph Stemberger commented that A Cheerful Giver appears to be adding business-specific graphics and words to their on-going mural project. Secretary Dawn Williams will contact Zoning Officer Tom Krwawecz to investigate the matter, to determine if A Cheerful Giver needs to come before the Land Use Board to discuss their project. No action was taken.

Secretary Dawn Williams commented that Roger Anderson is questioning his neighbor's shed variance application. A variance application has not been filed at this time. Secretary Dawn Williams will contact the homeowner and Zoning Officer Tom Krwawecz to get an update on the status of the application. No action was taken.

Mayor Joseph Stemberger commented that Borough Council is actively attempting to collect all pet licensing fees before the end of the fiscal year. No action was taken

The next Land Use Board meeting is scheduled for Thursday, January 2nd, 2014, at 7:30 p.m. in the Elmer Borough Hall. This will be the Board's Reorganization Meeting.

At 8:45 p.m. Secretary Dawn Williams motioned and Fred Davis seconded to adjourn the meeting. The motion was unanimously carried.

Respectfully submitted,
Dawn M. Williams
Land Use Board Secretary