

Myerstown, PA  
Monday, January 23, 2017

Chairman James H. Yiengst called the Myerstown Planning Commission meeting to order on Monday, January 23, 2017 at 7:00 p.m. The meeting was held in the Council Chambers in the Myerstown Municipal Center, 101 E. Washington Ave., Myerstown, PA 17067.

Present were: Chairman James H. Yiengst, Vice Chairman Gloria R. Ebling, Secretary Michael D. Behm, Members Nancy Kirsch, Vince Podolski, Solicitor Thomas Harlan and Borough Manager Christopher J. Moonis.

The Chairman proceeded to the nomination of officers:

The Chairman asked for nominations for the office of Chairman. A motion was made by Michael D. Behm, seconded by Gloria R. Ebling, to nominate James H. Yiengst for Chairman. There were no other nominations. All those in favor: Motion unanimously carried.

The Chairman asked for nominations for Vice Chairman. A motion was made by James H. Yiengst, seconded by Vince Podolski, to nominate Gloria R. Ebling for Vice Chairman. There were no other nominations. All those in favor: Motion unanimously carried.

The Chairman asked for nominations for Secretary. A motion was made by Vince Podolski, seconded by Gloria R. Ebling, to nominate Michael D. Behm for Secretary. There were no other nominations. All those in favor: Motion unanimously carried.

The minutes of the September 26, 2016 meeting were approved.

A plan has been submitted from StoneRidge Retirement Living – 440 Lincoln Avenue – for Cottage #3 – Lot #21 & #22 project. Craig Garloff, Vice President of Facilities for StoneRidge was present to discuss their plan.

Craig Garloff explained they had problems with these cottages when they purchased the property about five years ago. They experienced serious foundational problems with the cottages. When the current tenants moved into the living facility, they made the decision to tear these cottages down.

Craig Garloff explained they did not have full cottage participation at that time so they left the lots vacant. At this time, they have a waiting list for cottages, and by the end of February they will be at full capacity. They have two individuals who have placed a down payment to reserve these two cottage units if approved for StoneRidge to rebuild these two units. The cottages are relatively the same foot print as the original ones that were torn down.

Borough Manager Christopher J. Moonis stated the Borough is encouraged by the cottages coming back. He does not see any impairments to the cottages and agrees they are almost on the exact same foot print that was previously there. The general consensus of Council is to encourage this type of development on this space, because it was existing.

The Borough Manager asked if the cottages will be taxable? Craig Garloff stated the independent living is taxable property. Craig Garloff stated when StoneRidge removed the cottages, they did not remove the water and sewer from the books. They have been paying the minimum charges all along in anticipation of someday rebuilding and reselling. He spoke to the Water Authority and Wastewater to make sure they had capacity to add the EDU's and both were compliant.

Solicitor Harlan stated the letter attached to his paperwork was dated October 23, 2015; has anything changed since that time. Craig Garloff stated nothing has changed to his knowledge.

A motion was made by Vince Podolski, seconded by Nancy Kirsch, to approve the request from StoneRidge Retirement Living for the duplex cottages as presented for Cottage #3 – Lot #21 & #22 project. All those in favor; On a roll call vote; James Yiengst – yes; Gloria Ebling – yes; Michael D. Behm – yes; Nancy Kirsch – yes; and Vince Podolski - yes. Motion unanimously carried.

Craig Garloff stated he will be submitting the plan to Lebanon County for their review.

The Borough Manager stated the StoneRidge Plan will be placed on the Borough Council's February Agenda.

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Craig Garloff asked if he could have a word with the Borough Manager regarding the settlement of the Borough Municipal Building which StoneRidge was the highest bidder for at the public auction. Craig Garloff asked if they may arrange the closing payment in the same manner they did the down payment.

The Borough Manager stated at settlement a check will be presented. Solicitor Harlan asked if they have a settlement company or attorney that is helping with the settlement. The typical process is you have the purchase price, related costs, proration of taxes, and then there is a certain amount owed minus the down payment. Whatever that total is, the check is paid to the title company or attorney, then they write all of the checks.

The Borough Manager wanted to publicly say thank you to StoneRidge for their offer for this Borough facility.

The Chairman asked if there is anything else to discuss, seeing none, a motion was made by Vince Podolski, seconded by James H. Yiengst, to adjourn the meeting at 7:20 p.m. All those in favor; Motion unanimously carried.

Respectfully submitted by,  
Michael D. Behm, Secretary

As transcribed by Lisa A. Brubaker,  
Borough Deputy Secretary

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