

Myerstown, PA
Monday, March 23, 2015

Chairman James Yiengst called the Myerstown Planning Commission meeting to order on Monday, March 23, 2015 at 7:00 p.m. The meeting was held in the Council Chambers in the Myerstown Municipal Center located at 101 E. Washington Ave., Myerstown, PA 17067.

Roll Call:

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

Minutes:

The minutes of the February 23, 2015 meeting were read and stand approve as read by the Chairman.

General Business:

The Borough has received a Land Subdivision Plan for the Evangelical Theological Seminary – 121 S. College Street, Myerstown, PA. Bruce Kohr from Matthew and Hockley and Ken Funk from the Seminary were present. Bruce Kohr stated the purpose of the plan is to subdivide different areas of the Seminary property into separate lots. There is no proposed development at this time. This is being done for any future needs. The plan proposes four total lots. Lots one, two and three and then residue land. The existing house is one lot, the townhouses used for student housing is one lot, and one lot intended for access. There are easements that cover utilities which extend onto the other lots. On the residue lot there is a drainage easement for stormwater. Where the existing house is there is a sewer lateral. The sewer easement goes across lot two. There is a sign easement and an access easement through lot one. The Manager asked Mr. Kohr to discuss the utilities easement. There is a water and sewer easement that runs between Park Avenue and Carpenter Avenue. All of the lots have the setbacks that are required for the district and the uses.

The Solicitor asked what will be done when they final transfer the lots with respect to the easements considering they are in multiple areas. Will the easements be reflected in the deeds. The Solicitor feels notes should be placed on the deeds referring to the easements. The Manager informed the commission he sent a letter to the county noting the same comment. In that letter he pointed out the existing utilities easement that runs through the new lots, number one and two, might impede future development on those new lots. The Manager knows they are not here to discuss future development, but he was deferring to the county as to how that easement would be noted in this plan and when the deeds are prepared should there be a deed restriction executed in the deed because the easements are important. If development happens it would be hard to do a lot with it unless there is a plan for the easement and the roadway, because that is how they get access to their parking lot. Mr. Kohr stated once a lot is sold and someone wants to develop it, they would have to provide a different access to the parking lot or have some type of access through lot one. Access could be reconfigured at that time.

The Vice Chairman stated they must be aware they will have to connect to the water and sewer. Mr. Kohr stated that is part of the planning module of the Land Development process. The Solicitor asked who is responsible for these various easements. He assumes right now the seminary is. Mr. Kohr stated it is the seminary until such time it is sold. The Chairman asked if there are any more questions, seeing none. A motion was made by James Yiengst, seconded by Nancy Kirsch, to approve the Land Subdivision Plan for the Evangelical Theological Seminary. All those in favor: On a roll call vote; James Yiengst – yes; Gloria R. Ebling – yes; and Nancy Kirsch – yes; Motion unanimously carried.

The Chairman asked if there are any more comments. The Solicitor stated he hopes the Planning Commission continues to make good decisions.

Adjournment:

A motion was made by Gloria R. Ebling, seconded by Nancy Kirsch, to adjourn the meeting at 7:18 p.m. All those in favor; Motion unanimously carried.

Gloria R. Ebling
Vice Chairman