

Myerstown, PA
Monday, September 26, 2016

Chairman James H. Yiengst called the Myerstown Planning Commission meeting to order on Monday, September 26, 2016 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, Member Nancy Kirsch, and Solicitor Thomas Harlan. Absent was: Member Vince Podolski

The minutes of the September 28, 2015 meeting were read and approved.

Kevin and Roselyn Spatz – 24 W. Maple Avenue – are requesting to approve a 20' X 26' stone driveway at the back of their property. Access to the property is from an alley running parallel to the property.

Member Michael D. Behm expressed concerns of the stones going into the alley. The Spatz's said they would sweep the stones from the alley. They also mentioned they would like to pave the area sometime in the future.

Chairman James H. Yiengst said he looked at the property and said everything look ok to him

A motion was made by Gloria R. Ebling, seconded by Michael D. Behm, to approve the request from Kevin and Roselyn Spatz. All those in favor; On a roll call vote; James Yiengst – yes; Gloria Ebling – yes; Nancy Kirsch – yes; Michael D. Behm - yes. Motion unanimously carried.

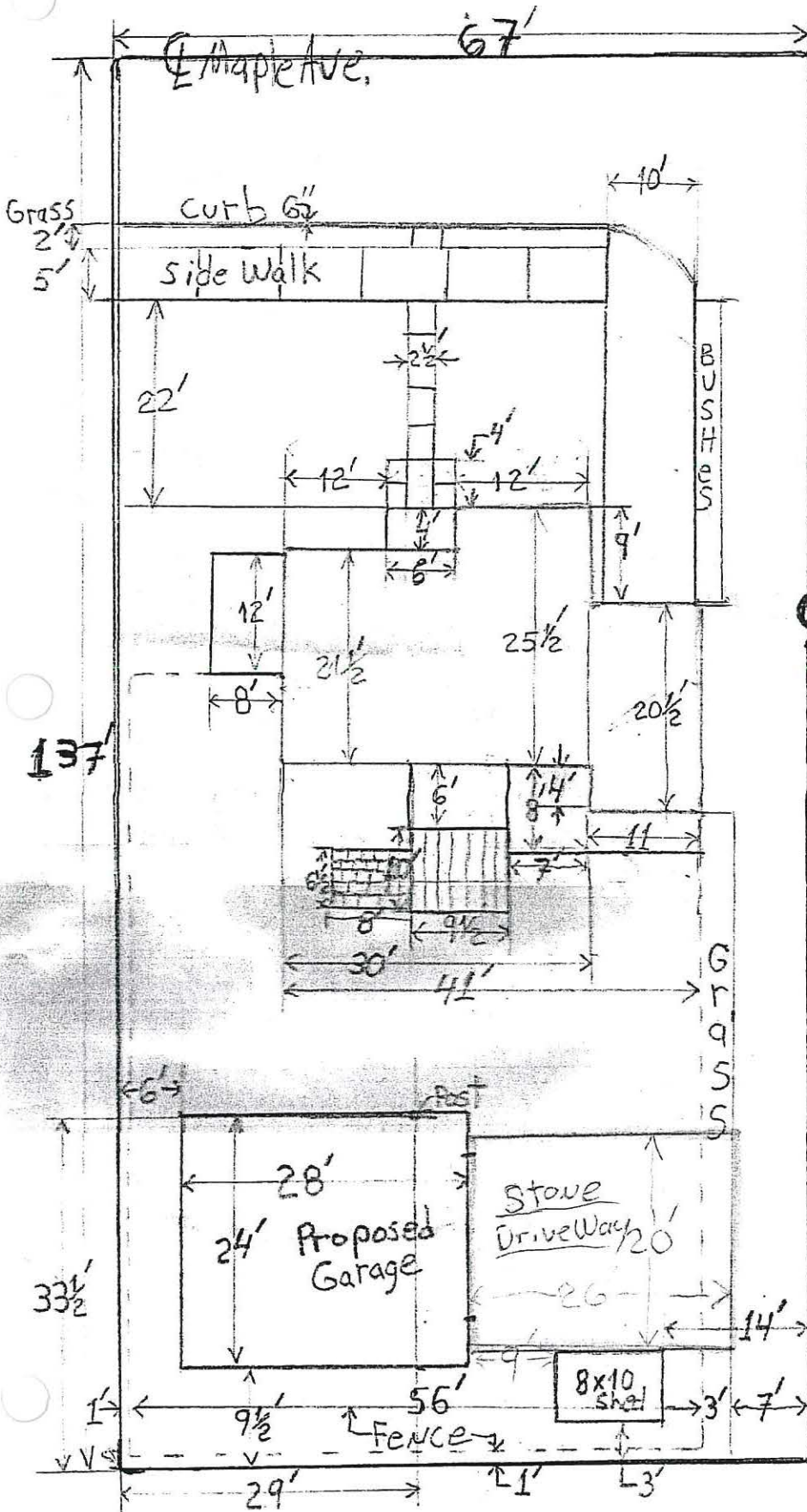
The Chairman asked if there is anything else to discuss, seeing none, a motion was made by Nancy Kirsch, seconded by James H. Yiengst, to adjourn the meeting at 7:17 p.m. All those in favor; On a roll call vote; James Yiengst – yes; Gloria Ebling – yes; Nancy Kirsch – yes; Michael D. Behm - yes. Motion unanimously carried.

Respectfully submitted by,
Michael D. Behm, Secretary

As transcribed by Lisa A. Brubaker,
Borough Deputy Secretary

MDB:lab

1" = 16' (1/16" = 1')



House
 - 21 1/2 x 18 = 387 Sq. ft.
 - 25 1/2 x 12 = 306 Sq. ft.
 - 20 1/2 x 11 = 225.5 Sq. ft.
 Front Stoop - 4 x 6 = 24 Sq. ft.
 Side Patch - 8 x 12 = 96 Sq. ft.
 Back Porch - 6 x 9 1/2 = 57 Sq. ft.

Front **1095.5 Sq. ft.**
 Side Walk - 5 x 47 = 235 Sq. ft.
 Walkway - 2 1/2 x 24 = 60 Sq. ft.
 (4) 2' Sq. S - 4 x 4 = 16 Sq. ft.
 Driveway - 10 x 38 = 380 Sq. ft.

Back **691 Sq. ft.**
 Brick Patio - 6 1/2 x 8 = 52 S.F.
 Deck - 9 1/2 x 10 = 95 S.F.
 Back of Garage Walk - 4 x 11 = 44 S.F.
 Between Garage + Porch 7 x 8 = 56 S.F.
 EXISTING Shed - 8 x 10 = 80 S.F.
3275 Sq. Ft.

Alley
 Proposed Garage 24' x 28'
 672 Sq. Ft.

Total Sq. Ft. = 2,785.5

ADD, Stove Drive
 20' wide 26' Deep

subject to the following exceptions:

- A. Normal lawn preparation and maintenance.
- B. Construction or alteration of a street or public utility improvements.
- C. Permitted farming operations so long as sound soil conservation practices are observed.
- D. *Construction Restrictions.* The removal of natural resources as a part of site preparation for the construction of a building or for grading incidental to such construction shall be permitted provided that a permit has been obtained from the appropriate municipal body.
- E. *Mining Restrictions.* The removal of natural resources for mining purposes may be permitted for a limited, temporary period of time provided that a permit is obtained from the appropriate municipal body.

(Ord. 605, 3/13/1979, §18.19)

§27-1820. Driveway Permits.

Driveway permits shall be obtained from the Borough office prior to the construction, alteration, or relocation of any driveway within the Borough of Myerstown. All driveway permits shall be reviewed and written approval granted by the Myerstown Borough Planning Commission prior to issuance. Driveway permits shall be reviewed by the Myerstown Planning Commission. The Myerstown Planning Commission shall make recommendations for approval or denial of the driveway permit. The Borough Council shall determine if the driveway permit shall be issued or denied. If Borough Council determines that the permit shall be issued, the permit shall then be issued by the Zoning Officer.

(Ord. 605, 3/13/1979, §18.20; as amended by Ord. 613, 11/11/1980; and by Ord. 818, 12/10/2013)

§27-1821. Performance Standards.

1. *General Provisions.* All uses of land, buildings, and structures or industrial processes shall be prohibited that may be noxious or injurious by reason of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration, or similar substances or conditions; provided, however, that any use may be permitted if adequate provisions, restrictions, and safeguards to protect the health, safety, morals, and the general welfare of the community are established by a written agreement approved by the Zoning Hearing Board subject to the securing of a permit therefore, and subject to the carrying out of such provisions, restrictions, and safeguards.

2. *Buffer Yards and Screen Planting.* Buffer yards shall be provided in accordance with the following standards:

A. A buffer yard of 50 feet shall be required in all cases where the C-2 and C-3 Commercial and I-1 Industrial Districts boundaries abut residential boundaries, unless separated by a public street.

B. The required yard space for the district in which the use is located shall be considered as part of the buffer yard.

C. That portion of the buffer which is the required yard space shall be planted with grass seed, sod, or ground cover; and, where specified, dense screen planting.