

# Planning Commission

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April 21, 2015

The meeting of the Towanda Borough Planning Commission was held on Tuesday, April 21, 2015 at 7:00 p.m. in the council room of the Towanda Municipal Building, 724 Main Street, Towanda PA.

The meeting was called to order by Erin Groves at 7:15 p.m.

**Members Present:** Larry Kacyon, Jimmy Lacek, Evelyn Sherburne, Mark Christini, Erin Groves, Jim Lacek

**Members Absent:** Keith Long, Ed Ulatowski

**Others:** Jim Haight, Public Works Code Enforcement Supervisor, Kyle Lane, Borough Manager

**Visitors:** None

## **Minutes:**

A motion was made by Mr. Kacyon and seconded by Ms. Sherburne to approve the June 17, 2014 meeting minutes as written. Motion passed.

## **Old Business**

No old business to discuss.

## **New Business**

Ms. Shannon Clark has moved out of the Borough and will be replaced; this will be discussed at the next council meeting.

Mr. Lane discussed how the Borough went out last year to bid out to pave streets, he found out that we need to make cross walks ADA compliant if we repave, the bid went from \$128,000.00 to \$320,000.00. Mr. Lane requests why we don't make landowners who are putting in sidewalks to make them ADA compliant at the time of redoing their sidewalk. Mr. Haight thinks the time to do them is at the time of paving, this will ensure the proper grade is done. Mr. Lane stated that we have a sidewalk loan program to assist with home owner's expense. Discussion was made on who would have to pay for this project; it should not be only the land owners who happen to own property on a corner lot or have a cross walk. Mr. Lane said he is not trying to put the expense on Borough residents but planning needs to be done for future construction to ensure we are being compliant with ADA laws. Mr. Lane is going to ask for CDBG monies for this project this year but we can not rely on this funding stream because it is not always available. Mr. Lane wants to take this out to bid next week.

Mr. Christini pointed out that the planning commission is not authorized to make financial recommendations to Council but rather that it is tasked to oversee Borough codes and make sure that they are compliant with local, state and federal regulations.

A motion was made by Mr. Christini and seconded by Mr. Jim Lacek: The Planning Commission makes a recommendation to Borough Council that Towanda Borough Code section 264.37 B3 be modified to state: "All sidewalks shall be constructed to the approved specifications in effect at the time of application including compliance with the American Disabilities Act." Motion passed.

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Mr. Lane also stated that he and Jeremy Sluyter are working on rewriting the parking enforcement regulations; the policy is not being revised but just “cleaned up”.

Respectfully submitted,  
April Maynard  
Recording Secretary

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May 19, 2015

The meeting of the Towanda Borough Planning Commission was held on Tuesday, May 19, 2015 at 7:00 p.m. in the council room of the Towanda Municipal Building, 724 Main Street, Towanda PA.

The meeting was called to order by Erin Groves at 7:10 p.m.

**Members Present:** Larry Kacyon, Jimmy Lacek, Mark Christini, Erin Groves, Jim Lacek

**Members Absent:** Keith Long, Ed Ulatowski, Evelyn Sherburne

**Others:** Jim Haight, Public Works Code Enforcement Supervisor

**Visitors:** Ryan Hubbard, Wayne Fuller, Andrew Harding

## **Minutes:**

A motion was made by Mr. Kacyon and seconded by Mr. Jim Lacek to approve the meeting minutes as written. Motion passed.

## **Old Business**

Mr. Christini mentioned that Ms. Shannon Clark's position will be mentioned in the June Council meeting, to look for a replacement.

## **New Business**

A public hearing was held for the property located at 419 Main Street for special exception to allow apartments on second and higher floors.

Mr. Harding presented his plans for this construction project as well as the design of a fire escape for this building. Discussion was made on the plans and construction design of this building.

A motion was made by Mr. Christini and seconded by Mr. Kacyon: The Planning Commission recommends to the Zoning Hearing Board to consider the special exception for apartments on second and higher floors per Borough Code 325-17 C2 (C). Motion passed.

## **Adjournment**

As there was nothing further to discuss Mr. Kacyon made a motion and seconded by Mr. Christini to adjourn at 7:40 p.m.

Respectfully submitted,  
April Maynard  
Recording Secretary