



**Minutes - Final**

**Planning Commission**

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Tuesday, January 8, 2019

12:15 PM

Council Chambers

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**MEETING VIDEOTAPED FOR PUBLIC RECORD ON THE CITY'S WEBSITE**

**Call to Order: Oldrich Foucek, Damien Brown, Christian Brown, Mark Buchvalt, Richard Button, Jeff Glazier**

**Approval of Minutes of December 11, 2018 meeting**

**Land Development**

--- Elias Market Remote Parking Lot, 732-742 Front Street, LMA-2018-00014 & LDC-2018-00006, preliminary/final plan requested by Joseph & Naziha Elias.

The application proposes to consolidate parcels and construct an overflow parking lot for their employees and customers.

Steve Pany, P.E. of Pany & Lentz Engineering, Joseph Elias and Gus Elias were present.

Mr. Pany explained an expansion of Elias Market occurred in 2014, and overflow parking was at the Furnace and Front Street lot, which Elias owns. Elias then purchased these two properties closer to the market and would use these lots for the overflow parking. Mr. Pany stated they will comply with the comments in the staff review letter and will go to Zoning Hearing Board for special exception use. Mr. Pany continued by stating the parking lot fits into the neighborhood and would improve operations at the market.

Mr. Buchvalt asked if they will be requesting variances for the other zoning comments. Mr. Pany stated no variances are needed as it is a principle use in the RM-H and not contiguous with the market and limited to customers and employees. Mr. Buchvalt asked if there is any buffering between the parking and the drive aisle from the residents. Mr. Pany said it is not on the plan, but shrubs will be planted within the first five feet.

Mr. Glazier asked currently where do employees park. Mr. Pany said on the Furnace Street lot. Mr. Glazier asked how many spaces will be for employees on the new lot. Mr. Pany said 10 for employees with a total of

29 spaces. Mr. Glazier asked how they will communicate this lot to the customers. Mr. Pany said there will be a sign at the store and there is an employee at the store that controls the parking during peak times.

Atty. Foucek questioned the lighting. Mr. Pany said the lighting will use foot candles, not too bright, with shields that will only light the parking lot and not much more.

Mr. Button asked about the shopping carts and the need to push a cart on the sidewalk. Mr. Pany said there will be a cart island. Joseph Elias added it is customary for employees to assist customers with their purchases and will continue with customers parking in this lot. Mr. Pany added all carts in this lot at the end of the day will be taken back to the store. Mr. Button reiterated his concern is shopping carts going down a pedestrian sidewalk. Mr. Pany said the frontage will be reconstructed and there will be a new sidewalk.

Pam Rodgers, 737 N. Front Street addressed the Commission. She expressed her concerns about the view, placement of garbage cans, the lighting and parking. There is no parking along Front Street, therefore, residents have to rent spaces in the Furnace Street parking lot as there are more rentals on Front Street than homeowners. Ms. Rodgers asked if these lots will be combined with the Furnace Street lot. Mr. Buchvalt answered it does not look like it. Ms. Rodgers questioned where the entrance will be. Christian Brown said the entrance will be across from 733 N. Front Street. Mr. Buchvalt asked about off hours, is it going to be restricted. Gus Elias stated no one will be parking in the lot at night. Atty. Foucek added that is tough to control. Ms. Rodgers confirmed they have tow trucks that come in the lot and tow vehicles. Atty. Foucek asked what the hours of the store are. Gus Elias answered 7 am &ndash; 9 pm. Ms. Rodgers asked if trucks will park in the lot and idle. Gus Elias stated they do not allow trucks to idle. Ms. Rodgers continued by stating shopping carts are abandoned in the neighborhood, and they need to be vigilant on collecting them to keep the neighborhood neat and clean. Damien Brown asked if there is a plan to have dumpsters in this lot. Mr. Pany said no, the dumpster is located behind the store and added a garbage receptacle can be included with the shopping cart area.

Mr. Glazier confirmed Furnace Street at Front Street is one way going west. The concern is someone directing traffic from the store will turn left on Front and go north. Gus Elias said they do that now as PennDot allows that. Mr. Pany added there are enough gaps in the traffic with the light. Damien Brown said it's not an ideal situation, but customers will become more educated and go directly to this parking lot. Mr. Buchvalt asked how many parking spaces are at the store. Mr. Pany said about 30.

Gus Elias answered concerns that were raised. There are garbage cans available at the store and will put some in the parking lot. The Furnace Street parking lot and will continue to rent spaces to the neighbors.

Christian Brown explained the Shade Tree Commission reviewed the plan and stated comments will be forthcoming. The review states since the sidewalk is being reconstructed, they will prescribe a tree pit dimension around the existing trees and the one tree on private property, out of the three that are required in the right of way, needs to be recognized on the record plan so it is perpetually subject to all the rules, regulations and ordinances pertaining to shade trees. Christian Brown stated since these comments were not included in the staff comments letter, any action taken today it is recommended these comments be adopted with a follow up in writing by the Shade Tree Commission. Christian Brown also recommended to Mr. Pany they double up on the hedge along Front Street. Mr. Pany said the number of plantings will increase, but the plantings will be kept at a height of three-feet for visibility purposes.

Mr. Glazier made a MOTION to accept preliminary/final approval subject to the conditions of the January 4, 2019 staff comment letter including the Shade Tree Commission comments summarized on record today and the developer's commitment to increase the density of plantings along Front Street. Damien Brown seconded. Motion passed unanimously.

### **Hamilton Street Overlay District Review**

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La Bicicleta, 802 Hamilton Street (12 S. 8th Street), design review to reface existing wall sign (3 ft. x 7.08 ft) requested by Humberto Canelon at the above address.

Humberto Canelon and Mariela Sanchez were present. Ms. Sanchez confirmed this is on S. 8<sup>th</sup> Street and they will be replacing an existing sign. Mr. Button asked if the sign is lit from behind. Ms. Sanchez said the sign company is unsure, but the only change will be on the face of the sign. Mr. Kimmerly believes the current sign does not contain a light. Christian Brown said it looks like a box sign that could be illuminated, but the application is for non-illuminated. Ms. Sanchez stated she understands, the sign just cannot be illuminated from the inside. Christian Brown suggested if there is power, you could reroute the power and light the sign externally, which is acceptable and appreciated by the customers.

Atty. Foucek inquired about the name and type of business. Ms. Sanchez answered it will be run by a Columbian/Venezuela couple and the name represents their culture and serving typical food from Venezuela.

Christian Brown made a MOTION to accept the staff report that found the

sign to be consistent with the Hamilton Street Design Guidelines and approved the sign as submitted. Seconded by Mr. Button. Damien Brown asked if it should be approved with the stipulation the interior is not being illuminated. Atty. Foucek concurred and recommend approval with the condition the box sign not be internally illuminated. Christian Brown revised the Motion to accept the staff report that found the sign to be consistent with the Hamilton Street Design Guidelines and recommend approval with the condition the box sign not be internally illuminated. Seconded by Mr. Button. Motion passed unanimously.

**New Business****Old Business****Staff Report****Adjourn**

There being no further business, the meeting adjourned at 12:59 pm.