

EAST PENNSBORO TOWNSHIP  
PLANNING COMMISSION

Regular Meeting-----December 8, 2016

The monthly meeting of the East Pennsboro Township Planning Commission was held Thursday, December 8, 2016 in the Township Community and Municipal Building, 98 South Enola Drive, Enola, PA.

Those present were: William Case and Bob Siodlowski, Jim Wise, Joseph Stine, and Corey Bray, Eugene Assante, members of the Planning Commission; Dearan Quigley, Assistant Community Development Director, John Owen, Zoning Officer. Members of the Board of Commissioners, John Kuntzelman, Paul Hartman and Kristy Magaro and others attached to these minutes.

Chairman Bob Siodlowski chaired the meeting and calling the meeting to order at 7:30 PM.

**APPROVAL OF MINUTES: MOTION** to approve the minutes from October 13, 2016 meeting first by: James Wise, second by: Joseph Stine

**The next item on the agenda was the Conditional Use Permit Home Occupation C-182 For Jessie Haller ( Equitable Owner) 915 Magnolia Drive, Enola, PA, who is requesting permission to operate a beauty salon in existing single family detached dwelling. The property is identified as Tax Parcel Number 09-13-0999-130 and is located in a Residential Single-Family (R-1) Zoning District.**

John Murphy from Alpha Consulting Engineers presented the Conditional Use Application on behalf of Jessie Haller. Mr. Murphy stated that she submitted the application which meets all the requirements under Section 2304, which sets the conditions necessary for approval for a Home Occupation. He said she is provided the appropriate number of off street parking spaces. We submitted sketch plans for the inside and outside of the property. She would be operating the business as the sole proprietor and a portion of the garage not used as the Salon would be an existing off-street parking spot. The business hours would be operating 3 days a week approximately 5:30-8:00 PM and 11:00AM-8:00 PM every Saturday, with only one patron being served at a time.

Eugene Assante asked if there will be any windows in the hair salon. Mr. Murphy stated that they are going to take away one garage door to allow access to the Salon area.

Corey Bray asked about parking situation and stated that if they do a handicapped parking spot, they will need the 8 foot handicapped area. Mr. Murphy stated that there will be 3 regular parking spots and one handicapped. Mr. Bray is concerned about getting into the third parking spot with entrance from the drive. Mr. Murphy stated they would not touch the apron, they

would widen the driveway. They would only widen the apron if needed. Mr. Bray doesn't like the parking situation.

#### **COMMENTS FROM THE AUDIENCE:**

**George Ehgartner, 35 Willow Way Dr**, spoke to the Board and asked them to deny the application. He stated there are no businesses now in the neighborhood and it is a Residential neighborhood. He also is concerned that it opens the door for other potential businesses to enter the neighborhood however small it might be. He stated it would be in the best interest of the neighborhood that it remains residential. He would encourage the salon to go in the Pennsboro Commons, where the old Giant was, there would be plenty of parking spaces.

**Gary Collier, 13 Blue Spruce Dr**, asked the board to deny the application and stated that approving this application would set precedence for other businesses and would be detrimental to the other people who live there.

**Tom McKay, 899 Magnolia Dr**, stated that he feels that the input of current residents should matter in this decision. He is questioning the parking and how that would affect the storm drainage on that road.

**Jody Wagner, 903 Magnolia Dr**, stated that the corner of Magnolia and Elm is an elementary school bus stop and is concerned about the kids' safety having to cross Elm and Maplewood for the Middle and High school bus stops. She stated that the traffic going thru there do not stop at the stop signs and if you put handicap parking you are limiting access for the kids to cross the street. She stated she is concerned for the kids.

Chairman Siodlowski stated that he feels it doesn't fit into a residential neighborhood. However, it does meet the Township ordinance. He asked if the side entrance be put in instead of the front of the house being torn apart. He also said that he has a petition from neighbors, letters and emails and that he doesn't feel that he would be comfortable moving into a neighborhood when my neighbors are against it.

Mr. Wise stated the house is a "distressed sale" and has been vacant for 10 months. Mr. Wise asked if there were any covenants or restrictions when the neighborhood was built. John Murphy said he would research and verify that before the Board of Commissioners meeting. Mr. Assante commented that he would like to see a more detailed plan on how the parking will work out. Mr. Wise suggested the board postpone any decisions.

Mr. Stine made a comment that we "are acting as though she is opening a handi-market", it meets the Conditional Use requirements and doesn't have an issue with it. He stated the applicant is just seeking to do a little hairdressing a couple hours a week, she is following the requirements.

Mr. Owen stated that the next step would be the Board of Commissioner's Public Hearing on December 21st. The Planning Commission makes a recommendation to the BOC and can recommend the hours of operation.

**MOTION: A motion was made to recommend approval with conditions of the following:**

- 1) Waiver from Labor & Industry Accessibility Board for signage.**
- 2) Hours of 5:30 PM- 8:00 PM Tuesdays, Wednesdays and Thursdays and 11:00AM- 8:00PM Saturdays.**

1st by Jim Wise and 2nd by Joe Stine.

**\*\*\*Meeting was adjourned @ 8:15 PM**

Respectfully submitted,  
Amy J. Graybill  
Recording Secretary

The next meeting is scheduled for Thursday, January 12, 2017 @ 7:00 PM