


**MINUTES OF A PUBLIC HEARING
OF THE BOROUGH OF GREENVILLE COUNCIL
HELD IN COUNCIL CHAMBERS
Thursday, October 8, 2009 at 6:30pm**

1. Call to Order Council President Longiotti called the meeting to order at 6:35pm.

2. Roll Call: Pete Longiotti, Council President
Pamela S. Auchter, Vice President
David P. Henderson, Councilor - **absent**
Henry M. Mueller, Councilor
Alfred L. Peden, Councilor
Brian W. Shipley, Councilor
Jasson W. Urey, Councilor

Richard H. Miller, Mayor

Also present:

Jim Douglas, Borough Solicitor
Ryan T. Eggleston, Borough Manager
Nancy Little, Secretary

Tom D'Alfonso
Lisa Holm
John McDonald
Don Shaw
Steve Thompson, Fire Chief

Media:
Monica Pryts, Herald
Natalie Kennedy, Record-Argus
Caleb Stright, Record-Argus

3. New Business

A. Presentation by Lisa Holm from the Greenville Planning Commission on Ordinance 1485 regarding zoning amendments to the borough parking lot standards as well as the overlay district. In Section 1 of the ordinance the mixed use overlay zoning district amendment is intended to appeal to developers especially at the former Trinity site. The ordinance will be amended to consider for designation a site containing 8 acres or more.

In Section 2 of the ordinance Ms. Holm explained this portion is intended to arrest the development of independent parking lots, thus returning these lots to the tax rolls. This move is also recommended by the Department of Environmental Resources to reduce already overtaxed storm water infrastructures. This amendment is aimed at commercial properties in an effort to maintain a small town atmosphere with plenty of sidewalks. Council President Longiotti suggested changing Article XI -3 of the Planning Commission's proposed zoning amendments, required parking spaces section, from 1 parking space for each 200 square feet of gross floor area to 1 parking space for each 300 square feet of gross floor area. Ms. Holm responded that would be acceptable. Mayor Miller commented council should want to encourage those that pay the big taxes even though they employed the suburban style of development of, for example, the new Rite Aid. Ms. Holm responded all plans should be reviewed by the Planning Commission and if they cannot comply with our regulations they are

encouraged to ask for a variance. The new Family Video plans were pushed through without input from the Planning Commission. If the new building included the side and rear parking as recommended another business could have located next door and shared parking. We should ask up front for new businesses to adhere to our specifications and if it cannot be done they should ask for a variance. Mayor Miller stated if we make demands on some developers they will erect single use buildings that are difficult to renovate for any other use. Ms. Holm replied we need to try to preserve what we have. Council President Longiotti mentioned the area on Main Street from Water to Mercer Street is under some scrutiny now. Ms. Holm continued the new Sheetz building complies with these suggestions and also the proposed new post office submitted designs in compliance. Again, if a design is shown to be impractical, use the variance procedure. Mayor Miller added most developers have determined our area meets their demographics and will work with local officials. Ms. Holm commented that when properties outside of compliance need to be replaced it will be more expensive down the road. Councilor Shipley asked if the ordinance is passed how this will affect the central business district. Ms. Holm replied the central district is not at issue, the outer areas only.

- B. Council President Longiotti asked for public discussion or comments from the audience. There were none.
- C. Council President Longiotti suggested council comments be shared at the regular council work session following the public hearing.

4. Adjournment

Having no other business before council, motion by Councilor Mueller, seconded by Councilor Shipley, to adjourn at 6:04pm. Motion carried.

Respectfully submitted,

Tracey Vale
Interim Borough Secretary