

**THE BOROUGH OF CLARKS SUMMIT
PLANNING COMMISSION
WEDNESDAY, JUNE 20, 2018**

AGENDA

The June Regular Meeting of the Planning Commission was conducted on Wednesday, June 20, 2018 at approximately 7:05 P.M. The Meeting was held in Borough Council Chambers, 2nd Floor, 304 South State Street, Borough of Clark's Summit, County of Lackawanna and Commonwealth of Pennsylvania. Chairman John Durdan called the meeting to order.

Members in attendance were Mr. John Durdan, Solicitor Michael Cowley, Code Officer Ms. Jenn Basalyga, Recording Secretary Ms. Virginia Kehoe, Mr. John Recicar, Mr. Shannon Brown and Mr. Jim Burke. Mr. Ed Yasinskas was absent.

APPROVAL OF THE AGENDA:

John Recicar made the first motion to approve the agenda, seconded by Shannon Brown, vote was unanimous.

APPROVAL OF MINUTES:

- 5/16/18: Jim Burke made the first motion to approve the agenda, seconded by John Recicar, vote was unanimous.

COMMUNICATIONS:

- n/a

PUBLIC INPUT/COMMENT:

SITE PLANS AND RE-SUBDIVISIONS:

- n/a

OLD BUSINESS:

- year-end report: The Planning Commission agreed that the report is acceptable to send to Council.
- update of zoning ordinance: Can we get grant money for this. Carson Helfrich did send an estimate for the cost for updating the zoning ordinance. Shannon Brown stated that SAPA is going to looking into the regional ordinances with the process. Hold off until this is discussed with SAPA. This was tabled until they can get more information.
- ZHB Activity: John Kazista was at the meeting. The question is should people go to the Zoning Hearing Board or the Planning Commission first. The Zoning

Hearing Board will hear a case based on only the 5 points. That is all they can look at legally. The Planning Commission can only give recommendations to Council. Shannon Brown stated that if they can communicate on a general level.

- Next ZHB meeting – date will be communicated to the Planning Commission

NEW BUSINESS:

- Karoline Mehalchick – Minor Subdivision – 317 Carnation Dr.
Ms. Kehoe stated that the Borough was in the middle of doing an update to Carnation Park. When the land was surveyed they found out that the lot lines are skewed. The house at 317 Carnation Drive is actually on Borough property. We reached out to the property owner. Ms. Mehalchick would pay for the surveyor, the Borough would waive the Planning Commission fees and the Borough would support their request for the lot line adjustment. This way we would give them the property needed to make it a legally conforming lot. The lot line adjustment would give them the 10 foot side setback. They do need a copy of a new deed. Shannon Brown asked if the Borough caused this situation. The answer was no, it was the land developer. The Lackawanna County Planning Commission would also have to approve this also. It cannot be filed until then. Jim Burke made the first motion to give conditional approval of the lot line adjustment pending the Lackawanna County Planning Commission's approval, seconded by John Recicar, vote was 3-1 with Shannon Brown opposing the vote.

ADJOURNMENT:

Jim Burke made the first motion to adjourn, seconded by John Recicar, vote unanimous.