

LEWISBERRY BOROUGH PLANNING COMMITTEE MEETING

TUESDAY FEBRUARY 27, 2024

MEMBERS PRESENT

Patrick Groft
Mary Jo Keener
Robert Lewis
Pamala Soltis (via Zoom)

Also Present

Yvonne Allard – Secretary/Borough Manager
Christopher McDermott—Codes and Zoning Officer

PUBLIC PRESENT

Terrence Yinger
Frank Grumbine
Bart Young
Michelle Fletcher

PURPOSE

The purpose of this meeting is to review Megan Allen Brubaker’s application for demolition of the shed/garage located at her property at 104-106 North Street in Lewisberry Borough.

RECOGNITION OF PUBLIC

- Resident Bart Young inquires as to why the applicant wants to take down the shed? He believes it could be used as a garage.
- Resident Terry Yinger’s garage is attached to the shed and inquires as to how the electric is going to be handled as now it comes in through the top of Ms. Allen’s shed and then down the wall on his side. Discussion ensued as to if this was the proper way to have the electric going into his garage. It was learned that the homeowner installed this when he owned both properties and should have been remedied when he no longer owned said property. Electric Committee will investigate and provide a course of action.
- Resident Frank Grumbine inquires if the property was purchased as an investment property. Applicant Allen states yes. Mr. Grumbine inquires if she planned on demolishing the icehouse prior to purchasing the property since it was in poor condition at the time of purchase. He states the historical significance of the building and its contribution to Lewisberry in its role as an ice house in the early 1900s. Mr. Grumbine discusses the benefits of salvaging the shed/ice house and how it can be restored and offers to help and provide materials.

DISCUSSION

- Mrs. Soltis inquires who told Ms. Allen that the shed could not be repaired? Mr. McDermott states he doesn’t give directives to anyone what course to take, but did tell her the shed was in violation and would need to be repaired to code or demolished.

- Mr. Lewis states the building is sagging. He also states at the last council meeting it was discussed if the doors could be shut, as with them open it is not safe. Unfortunately due to the sagging the doors are not able to be closed.
- Mrs. Keener inquires as to what Ms. Allen's plans are subsequent to the demolition for the property? Ms. Allen states she would like to make the area parking for her tenants. Possibly throw some stone down so it is a suitable off street parking area. A question was asked about how many parking spots would be able to fit in the area, as well as would codes be looking at the impervious surface to make sure it meets code. Mr. McDermott states that he would.
- Manager Allard inquires if the shed were to be rehabilitated what permitting would be required from Codes and Zoning Officer Barry Isett & Associates, Inc.? Officer McDermott states a UCC Building Permit will be required and the fees associated with obtaining one.
- Mr. Groft inquires as to the time restraint on correcting the violation. Manager Allard states the time limit is 30 days, so from the date of this meeting the applicant will have 30 days to remedy the violation.
- Mr. Lewis and Mr. Soltis asks Ms. Allen Brubaker what does she want to do? As she was presented the options of demolition vs. rehabilitation?
- Manager Allard states a decision by the applicant does not need to be made at this moment, but will need to be made within the next couple of weeks to ensure the violation is remedied within the time frame, however, given the time of year, some leniency can be given if winter weather were to occur.

RECOMMENDATION

- The majority of the members of the Lewisberry Planning Commission (4 out of 4 present) recommend that the applicant Megan Allen Brubaker can demolish the shed should that be the route she wishes to take.

ADJOURNMENT

A motion to adjourn was made by Robert Lewis and seconded by Patrick Groft. Motion carried.