

Borough of Castle Shannon

Planning Commission Minutes for December 19, 2022

Chairman Marv Levin called the meeting to order at 7:00 PM. Other Commission members present were Timothy Swisher, Vance Kochenderfer, and Robert Broman. Also present was Zoning Officer Paul Vietmeier. Member William Grand was absent.

Mr. Swisher moved to adopt the the minutes for the September 19, 2022 meeting as distributed and Mr. Broman seconded. The motion was adopted.

Tim Formear appeared before the Commission to request approval to build a single-family home on parcel 250-B-20 located off of Ulrich Street. It was discovered that the street adjacent to this parcel had been removed from the Borough's plan of streets on March 14, 1994 under Ordinance No. 773 and was now private property. Commission members were concerned about the parcel having access, and one of the owners, Neal Boxheimer, stated that the deed for the property contained an agreement for access via a neighboring property. Mr. Swisher moved to recommend approval of the request, provided that documentation of this access agreement is provided to the Borough. Mr. Broman seconded the motion. The motion was adopted.

Jared Jurich appeared before the Commission to request a change of use for the former McCarrell's Notary business at 1011 Castle Shannon Boulevard. While he intended to continue using it as a notary service, he wanted to also offer tax services and dealing in precious metals. Mr. Broman moved to recommend approval of the request, and Mr. Swisher seconded. The motion was adopted.

Hailey Means had been scheduled to appear to request a change of use for 1005 Castle Shannon Boulevard, to be used as retail space for a head shop, but was not present at the meeting. Mr. Swisher moved to table this request, and Mr. Broman seconded. The motion was adopted.

Phoebe Hughes appeared before the Commission to request a change of use for 1003-1005 Castle Shannon Boulevard. The new use would be as a hair salon. Mr. Broman moved to recommend approval of the request, and Mr. Swisher seconded. The motion was adopted.

There being no further business, a motion to adjourn the meeting was made by Mr. Swisher and seconded by Mr. Broman. The motion was adopted. Chairman Levin adjourned the meeting at 7:14 PM.

Respectfully submitted,

Vance Kochenderfer