

THE BOROUGH OF NEW SALEM PLANNING COMMISSION
April 30, 2008

A meeting of the New Salem Planning Commission was held April 30, 2008 at 7:00 pm. In the absence of Chairlady Edith Hinkle, the meeting was called to order at 7:00 pm. by Kim Martin with a salute to the flag. Present at the meeting were Commission members, Thomas Miller, George Rabenstine and Patricia Wainwright, Secretary Cheryl Bahn, Engineer Jeff Spangler and Solicitor D. Michael Craley. Edith Hinkle, was absent from the meeting.

Sketch Plan for Sherwood Plaza

Mr. Robert G. Sandmeyer and Brad Rohrbaugh were present at the meeting to present a sketch plan for a three-lot subdivision of the Sherwood Forest property 79-3-12. The property is in the mixed use zone.

The existing use is that of a store or retail shop. The two additional proposed lots would be single family residential homes.

Mr. Jeff Spangler, JR Holley Associates, had reviewed the sketch. The Borough should determine if the existing vegetation is adequate to meet buffer requirements and if the proposed fencing and existing vegetation meet requirements regarding screening.

The commission members indicated that they would rather see two single family homes than one semi-detached unit. They also indicated a preference for natural buffers and screenings as opposed to fencing.

It was suggested that the applicant request a waiver of the submission of a preliminary plan as the sketch plan presented was quite detailed. The applicant will submit a final plan in the near future.

There being no further business, the meeting was adjourned at 7:30 pm. The next meeting will be May 27, 2008 at 7:00 pm, *if necessary*. Motion carried unanimously.

Respectfully submitted,

Cheryl D. Bahn
Secretary