



**EAST PETERSBURG BOROUGH PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 20, 2025**

Meeting began at 7:00 P.M.

Roll Call: Present: John Schick (Chairman), John Kerchner, Joshua Roberts, John Wolf, and Michael Bingham – Systems Design Engineering Absent: Rory Buckwalter, David Keener (Vice-Chairman)

Re-organization of Members:

- ***It was moved (J. Wolf / J. Kerchner) with unanimous approval by the Board, to Nominate John Schick as Chairman of East Petersburg Borough Planning Commission.***
- ***It was moved (J. Wolf / J. Roberts) with unanimous approval by the Board, to Nominate David Keener as Vice-Chairman of East Petersburg Borough Planning Commission.***

Approval of Minutes:

- ***It was moved and seconded (J. Kerchner / J. Wolf) with unanimous approval, to approve the November 21, 2024 meeting minutes.***

Visitors: James Swarr, Dereck Duffy

Public Comments: None.

Old Business: None.

New Business:

Review application submitted by James Eberly, for the property located at 5815 Main Street, the applicant seeks a Zoning Special Exception to allow for up to six occupants within a group home in the Medium-Density Residential District (R-2). This Special Exception is for the increase in occupancy from four occupants to six occupants as outlined in 124-402A(21)(c) of the Zoning Ordinance.

The owner of this property was not in attendance.

One year ago, this property at 5815 Main Street was approved for the use of a group home with up to four occupants. This is an allowed use; all necessary documents were submitted, and all requirements for the borough were met. It is currently a sobriety house for woman with four occupants residing at this address. There is a board in place that oversees the group home. The owner wanted to wait one year to be able to show how well things are going before asking for this exception. There has been no complaints received regarding this property over the last year. The prior use of this home was also a group home.

The applicant considers one of the residents who is living in the group home and has been through the program, a house manager. The applicant would like to have this person considered a bonafide paid professional which would increase the occupancy to seven instead of six due to the ordinance allows for six residents plus a paid professional. Mr. Bingham said this normally relates to someone with certifications who is being paid to care for individuals that cannot care for themselves, but the women who live there are all adults and capable of self-depravation and can do everything on their own. Residents usually stay in the group home for 30-180 days. House managers stay between 1-2 years. It was pointed out that this is a large house and there is nothing in the ordinance that stipulates square footage per resident. There is ample parking for the increase from four to six occupants.

The application and all information submitted for this request was reviewed and discussed by the Planning Commission members in attendance.

- ***It was moved and seconded (J. Kerchner / J. Wolf) to recommend approval of the special exception to increase the occupancy from four occupants to six occupants within a group home. John Schick voted yes; Joshua Roberts voted no. Motion passed with a 3 to 1 vote.***
- ***The applicant would need to apply for a variance to have a seventh person.***

Announcements: None

Adjournment: ***It was moved and seconded (J. Wolf / J. Kerchner) to adjourn the meeting at 7:30 p.m.***

Respectfully Submitted,
Kim Strayer, Recording Secretary