

MEETING MINUTES

Pen Argyl Planning Commission - Thursday, May 16th, 2024– 7:00 P.M.

LOCATION: Pen Argyl Municipal Building

ADDRESS: 11 N. Robinson Ave., Pen Argyl, PA 18072

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ATTENDEES

Craig Reduzzi, Chairman
Eric Mesko, Commissioner
Tyler Kemp, Commissioner
Paul Mastrogiovanni, Zoning Officer
Selena Pagan, Just Dance Dance Studio

APPROVAL OF MINUTES: April 18th, 2024

Craig Reduzzi made a motion to approve the minutes as written. Seconded by Stephen Marhevka and the motion passed with all in favor.

OLD BUSINESS:

None.

NEW BUSINESS:

Review of the Change of Use application Site Plan submitted by Selena Pagan for the conversion of an existing building at 490 E Main St Avenue into a Dance Studio.

1. Paul Mastrogiovanni outlined the context of the application and the Planning Commission's role in the review process.
2. Paul Mastrogiovanni reviewed his comment letter and the site provisions that could be implemented at the subject property as set forth in section 108-19 of the Zoning Ordinance.
3. Paul Mastrogiovanni explained that the only site alteration is a change to the existing sign that will show the dance studio's name and logo. The sign meets the requirements of the Borough Zoning Ordinance.
4. Craig Reduzzi discussed the layout of the parking lot and building.
5. Selena Pagan presented her proposal for the building and the work that needs to be completed to open the studio.
 - a. Mirrors on the walls and spring flooring
6. Paul Mastrogiovanni explained that the work that has been described does not require any permits.

Eric Mesko made a motion to recommend approval of the change of use and site plan to the Zoning Officer. Seconded by Tyler Kemp and the motion passed with all in favor.

PUBLIC COMMENT- AGENDA/NON-AGENDA ITEMS

None.

ADJOURNMENT

Meeting was adjourned at 7:11 PM