

**HARVEYS LAKE BOROUGH  
LUZERNE COUNTY  
Public Hearing  
S-1 Updates  
November 16, 2010**

The Public Hearing of the Harveys Lake Borough Council was held on Tuesday, November 16, 2010 at 7:00 P.M. at the Harveys Lake General Municipal Building, Route 415, Sunset, Harveys Lake, PA.

**Roll call:**

|                   |                   |         |
|-------------------|-------------------|---------|
| Clarence Hogan    | Mayor             | Present |
| Fran Kopko        | President         | Present |
| Larry Radel       | Vice President    | Present |
| Boyd Barber       | Council Member    | Present |
| Rich Williams     | Council Member    | Present |
| Carole Samson     | Council Member    | Present |
| Ryan Doughton     | Council Member    | Present |
| Diane Dwyer       | Council Member    | Present |
| Charles McCormick | Borough Solicitor | Present |
| Susan R. Sutton   | Borough Secretary | Present |

**\*\*Indicates motions made.**

President Kopko stated that this was a public hearing to take public comment on the S1 updates to the 2009 Zoning Hearing Ordinance.

*(The meeting was advertised in the Times Leader and posted at the Borough Office.)*

The floor was opened for public comment.

Resident Santo Agati asked what prompted the changes to the S1 district.

The changes were prompted by the updated 2009 Ordinance that residents felt was too restrictive. There were many meetings, discussions and a public hearing to come up with this update. Mr. Agati asked if people would be able to live over the lake. In the past when he was on boards, this was a concern. He was told that in the past, Borough Council understood that the State had a law against living on the lake. But on investigation with various state agencies, DEP, PA Fish and Boat Commission, Council was told that the State does not regulate this.

Jack Varaly, the planner that authored this ordinance stated that they used current definitions in the zoning book to help define what is allowed in the district. The term “dwelling unit” is one of the main changes. They also changed and limited the size of

development. Also, a sewer permit is required for anyone wishing to add a bathroom.

Someone asked about the height. The height measurement did change to allow 12' measured on average as the UCC code defines. This will allow peaks on roofs instead of flat ones.

Resident Bob Cook asked if the height was measured from the water line if the structure is fully on land. It was stated that the measurement over water comes from the platform height to the average of the peak and eaves. However, if it is fully over land, the ground would be the measuring point.

At this point, there were no more questions.

**\*\*The meeting was adjourned at 7:10 pm.**

Respectfully submitted by:

Susan R. Sutton  
Borough Secretary