

**HARVEYS LAKE BOROUGH  
LUZERNE COUNTY  
Special Meeting  
S1 Ordinance Updates  
September 9, 2010**

The Special Meeting of the Harveys Lake Borough Council, Zoning Hearing Board and Planning Commission was held on Thursday, September 9, 2010 at 5:30 P.M. at the Harveys Lake General Municipal Building, Route 415, Sunset, Harveys Lake, PA.

Council President Kopko called the meeting to order and asked everyone to join him in the Pledge of Allegiance.

President Kopko announced the meeting tonight was being tape-recorded and if anyone in the audience had a recorder to please advise Council at this point.

**Roll call:**

**Borough Council**

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

**Zoning Hearing Board**

Michael Garrity	Chairman	Present
Bill Hilbert	Member	Present
Joe Reilly	Member	Absent
Carol McCoach	Alternate	Present
Mark McNealis	Solicitor	Present

**Planning Commission**

Larry Radel	Chairman	Present
Mike Dziak	Member	Present
John Kopicki	Member	Present
Mark McNealis	Solicitor	Present
Jack Varaly	Planner	Present

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

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

President Kopko stated that this was a joint Worksession to work on the S1 ordinance changes that need to be made. At this point, he turned the meeting over to Larry Radel who had written up an Ordinance to discuss.

Larry Radel emphasized the importance of the S1 district and the Environmental Impact it has on the lake. These updates need to carefully protect the Lake and the quality of the water that the Borough has worked so long on to improve.

There was much discussion. There were definitions, setback issues etc.

The five major areas that needed to be defined for the updates were as follows:

Living Quarters: Does Council wish to allow living quarters on the lake and to what degree. What rooms would be allowed? Kitchen, bathroom, etc. Will this be a right allowed, or should it be a conditional use or special exception.

Storage Sheds were addressed. Should they be allowed?

Density: What is the density and how should it be measured.

Height: How high can a roof be? How is it measured?

Setbacks and Lot size: Should they change or remain the same.

Once these decisions are agreed upon, the Solicitor and Planner will get it written up and the boards will have it for review.

**\*\*The meeting was adjourned at 7:15 pm.**

Respectfully submitted by:

Susan R. Sutton  
Borough Secretary