

MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
April 25, 2017

Work Session: Discussion of Growing Greener Conservation by Design Model Ordinance as compared to current proposed open space subdivision design. The noted difference was that the model ordinance uses constrained land, steep slopes, flood plain, etc. in determining buildable area while the proposed designs specifies a minimum of 60% of the land be constrained and that it must contain the same sensitive areas.

CALL TO ORDER. The meeting was called to order at 7:30 pm

1. ROLL CALL:

MEMBERS PRESENT

Stephanie Stoner
Jennifer Brock
Robert Zimmerman

STAFF PRESENT:

Jason Finnerty, Tri County Regional Planning Commission

1. MINUTES

The following corrections were requested from the minutes of the March 28, 2017 meeting:

Page 1: Word *removed* changed to *moved* in Mr. Zimmerman's statement on a driveway.

Page 4: Word *approved* added to Mr. Finnerty's statement "that the *approved* date should be.."

Motion to accept the March minutes as corrected was adopted.

2. PUBLIC COMMENT

There were no comments

4. OLD BUSINESS

A. Zoning Ordinances.

Work continues on the conditionally approved sections.

B. Rockville Estates Amended Subdivision Plans.

Rick Castranio from Alpha Consulting was present to represent the developer.

Ms. Stoner reported that the Plan had been sent to the county planning commission.

Mr. Zimmerman questioned why the change for larger lots was being made.

Mr. Castranio stated that it was being done to give options for purchasers and to reduce the slope of the driveways.

Ms. Brock stated a concern that note 1 in which the developer reserved the right to replace the lots in future phases was too open.

Mr. Castranio agreed to remove the note.

Ms. Brock stated that the plan was not a complete development plan but a revision to a part of the previously approved plan and that this was not clear with the title.

Ms. Stoner questioned the ability to place a driveway on the last lot which was not too close to the intersection.

Mr. Castranio said that placement would be on the building permit.

Ms. Stoner stated that, in light of the current absence of anyone to do the staff review, an engineer's review should be obtained.

Ms. Brock said she would request one from the Borough.

Ms. Stoner questioned whether there was sufficient time remaining to make the June council meeting. After general discussion it was determined there should be sufficient time.

Ms. Stoner made a motion to table the plan pending comments from the county planning commission and staff review. The motion was seconded and approved.

5. NEW BUSINESS

6. GENERAL ANNOUNCEMENTS

Mr. Finnerty reported that he was working on Wheatfield's zoning revisions and that Liverpool and Carolle Townships were digitizing their zoning maps. He also said that he had sent a letter re the grant application for the borough pool

Ms. Stoner said she would not be able to attend the May regular meeting.

The motion to adjourn was made, seconded and passed at 8:45.