

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
JUNE 23, 2015

MEMBERS PRESENT

Stephanie Stoner
Anson Seeno
Robert Zimmerman

STAFF PRESENT:

Janet Hardman, Code Enforcement Officer
Jason Finnerty, Tri County Regional Planning Commission

OTHERS PRESENT: NONE

ZONING – PART 2 – DEFINITIONS REVIEW

Mrs. Stoner stated that she discussed the three items in the definitions with the Borough Solicitor. 1. The accessory use definition was a debate on whether the principal use needed to be on the property before the accessory use. The Solicitor stated that the principal use does need to be on the property before the accessory use. There is no change needed to the definition of accessory use. 2. The definition of the numerous automobile related terms was being debated on whether the word “automobile” needed to be changed to “vehicle”. The definition of automobile does not include all types of vehicles but the definition of vehicle does.

Mr. Zimmerman stated that a tractor trailer is a commercial vehicle.

Mr. Finnerty stated that if a term “vehicle” is not used consistently throughout the ordinance there may be an issue.

Discussion was held regarding where recreation vehicles should fall under “vehicle” or “automobile”.

Ms. Hardman stated that not all recreation vehicles have motors.

Mrs. Stoner stated that the third issue was the definitions of Community Residential Home and Group Care Facility. The Solicitor stated that both definitions meet the terms of the Federal Housing Act for Group Homes. A Group Home, protected by the Fair Housing Act, must be permitted anywhere that single family dwellings are permitted.

Mr. Finnerty suggested prohibiting group homes in the flood zone.

Mrs. Stoner stated that the two definitions “Community Residential Home and Group Care Facility” can be combined.

Discussion was held regarding the definition of a half way home.

Mr. Finnerty read the definition of half way home from the Tri County Regional Planning Commission model ordinance.

Mrs. Stoner looked up the definition of half way home in the Illustrated Book of Development Definitions.

It was the consensus that the definition of half way home from the Tri County Regional Planning Commission's model ordinance would be used.

Mrs. Stoner stated that she was unable to discuss the numerous definitions related to Hazardous Waste with DEP.

Mr. Finnerty stated that a zoning ordinance must allow for every use.

Mrs. Stoner stated that the definitions were reviewed up to #225 Knoll at the workshop meeting. Review of the definitions should begin at #225.

Ms. Hardman asked if the definition of landing area is needed.

Mr. Finnerty stated that their model ordinance defines heliport and helistop.

Mr. Zimmerman stated that life lion needs an area of 100' x 100'.

Mr. Finnerty stated that manufactured home and mobile home definitions should all be the same as the SALDO definitions.

Mr. Finnerty stated that #251 is Manufactured Home Community and #253 is Manufactured Home Park. These definitions are the same.

Ms. Hardman stated that most ordinances refer to Manufactured Home Park.

Mrs. Stoner stated that there are new zoning issues such as natural gas, fracking and the legalization of marijuana.

Mr. Finnerty stated that their model ordinance was done in 2008.

Mr. Finnerty stated that discussion is being held regarding a joint zoning ordinance to address a lot of the uses. Having a joint zoning ordinance for numerous municipalities would be a big project. You would need residents from all communities on the Zoning Hearing Board.

Mrs. Stoner stated that #249 mall has two definitions A and B. One of them should be eliminated. It was agreed that a shaded walk or promenade would be eliminated.

Mr. Finnerty stated that #391 Timber Harvesting, commercial should be changed to Timber Harvesting because it is permitted by right in all zoning district in accordance with the Municipalities Planning Code.

MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 23, 2015

1. CALL TO ORDER. The meeting was called to order at 7:30 p.m.

MEMBERS PRESENT

Stephanie Stoner
Anson Seeno
Robert Zimmerman

STAFF PRESENT:

Janet Hardman, Code Enforcement Officer
Jason Finnerty, Tri County Regional Planning Commission

OTHERS PRESENT: NONE

2. MINUTES:

a. May 26, 2015 Minutes Incomplete

3. PUBLIC COMMENT: NONE

4. OLD BUSINESS.

A. Zoning Ordinance/Chapter 27

a. Part 2

Mrs. Stoner stated further review will be done at the July 21, 2015 workshop meeting.

B. Perry County Comp Plan

Mrs. Stoner stated that Borough Council will act on the Comprehensive Plan on July 13, 2015. Ms. Brock will attend the July 13, 2015 meeting.

Mr. Finnerty stated the public hearing notices for all meetings are in the back of the Comprehensive Plan under the public participation section. He needs to know how many copies of the Comprehensive Plan the Borough will need printed.

5. NEW BUSINESS: NONE

6. GENERAL ANNOUNCEMENTS. NONE

**7. REPORT ON BOROUGH COUNCIL MEETING
(Next Council Meeting July 13, 2015).**

Mrs. Stoner stated that the Borough Council discussed the following issues:

1. Art Vaitl's resignation.

Mrs. Stoner stated that the Borough Council accepted Art Vaitl's resignation from the Planning Commission. As a result of the resignation acceptance, a quorum to conduct business is now three members being present. Borough Council agreed to advertise for the two vacant positions until December. If the two vacancies are not filled, the number of members for the Planning Commission will be reduced from seven members to five members.

Mr. Seeno asked if the membership for Planning Commission was always seven.

Mrs. Stoner stated that the membership for the Planning Commission was always seven but when she was first appointed, two of the members were Borough Council members which made it nice because those two members could report back to the Borough Council instead of the Planning Commission chairman reporting to Borough Council.

2. Blue building in square

Mrs. Stoner stated that the building at the corner of Valley Road and Valley Road extension has been demolished. There is still a large hole that was the basement that needs to be filled in.

3. Ambulance Service

Mrs. Stoner stated that the ambulance service issue was brought up again and they will be putting it on the ballot. They are also forming a committee.

4. Rockville Estates

Mrs. Stoner stated that there were people in attendance at the Borough Council meeting regarding complaints about Rockville Estates construction. The complaints were regarding starting time, storm water runoff, detention/retention pond fencing and the buffer yard trees.

Mrs. Stoner stated that the people at the meeting were complaining about the upper end basin off Doe Run. The primary complaint was safety. Some of the questions were: when the fence around the retaining pond will be installed, how deep the retaining ponds are, is the road being wider than supposed to be, and will water remain in the pond.

Mrs. Stoner stated that chainlink fencing will be installed around all detention ponds and they will need to be cleaned out before the Borough takes them over. The developer is putting up temporary orange construction fencing. There was a question as to whether a buffer of trees will be installed around the detention pond.

Mrs. Stoner stated that there were complaints about the buffer yard and the trees. There is a buffer shown on the plan for the lower detention pond. The buffer is pine trees, 1 ½" diameter, 12' spacing and fencing around the detention pond behind the Whitetail development.

Mr. Seeno asked if the ponds will be dedicated to the Borough.

Mrs. Stoner stated that the ponds will be dedicated to the Borough

Mr. Seeno asked what the size the buffer yard is.

Mrs. Stoner stated that the buffer yard is to be 25' with existing trees mostly to remain. She thinks the basins may be deeper than was proposed. The plan shows the deepest pond as 12' but a person in attendance said they think the basin is 18' deep.

Mr. Zimmerman stated that there is one house under roof and two houses that are almost under roof. The water was shut off which caused a water main break. The water connection should be done.

Mrs. Stoner stated there was also concern about mosquitoes. DEP was contacted with a complaint and inspected the ponds. DEP saw frogs and other things in the pond that were good.

Mrs. Stoner stated that the Borough Manager will be doing an email notification group for complaints and issues.

Mrs. Stoner looked at the plan and stated that she did not find any roads wider than what the plan indicates.

Mrs. Stoner stated that another big thing is runoff that is happening on the east end by the super market. The developer put curbing in. The water is running off onto Ridgeview Drive that caused dirt on the road that the developer had to clean up.

Mr. Stoner stated that the Borough Manager said that the Perry County Conservation District gave Rockville developers some suggestions but said runoff was normal for a construction site.

Mrs. Stoner stated that water tends to pond at the bottom of Laurel Street.

Mr. Zimmerman stated that the inlet boxes are above the road surface.

8. PUBLIC COMMENT. NONE

9. ADJOURNMENT/NEXT SPECIAL MEETING 5/19/2015 /NEXT REGULAR MEETING 5/26/2015.

Mr. Zimmerman moved to adjourned the meeting, Mr. Seeno seconded the motion. The meeting was adjourned at 8:30 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer/Recording Secretary