

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
OCTOBER 25, 2016

MEMBERS PRESENT

Stephanie Stoner
Jennifer Brock
Robert Zimmerman

STAFF PRESENT:

Janet Hardman, Code Enforcement Officer

OTHERS PRESENT: None

Codification

Mrs. Stoner stated that the Borough is in the process of codification of ordinances. The codification company sent editorial notes that need to be addressed. A comment that needed addressed was in the Subdivision and Land Development Ordinance, Part 5 – Design Standards, page 106. C. Delinquency on the reference to procedures for a notice. The reference to Article 5, Section 517 of this Chapter needs to be changed to Part 3.

SALDO Fees

Mrs. Stoner stated that the other issue that the codification company had was the reference to fees in the SALDO.

Ms. Hardman stated that the fees for submission of a plan is a resolution. Ms. Hardman and Mrs. Stoner checked the files for fee resolutions.

Mrs. Stoner stated that to the best of her knowledge, the last fee resolution was #204 that was adopted on June 14, 2004. The fees need to be referenced in the SALDO. She thinks the Borough Council will be reviewing fees in January, 2017. Mrs. Stoner stated that the fee resolution should be reviewed at the next work shop meeting on November 16, 2016.

Mrs. Stoner stated that the preliminary, final/minor and final should be re-categorized into final/minor and preliminary or final.

Ms. Hardman stated that the \$60 base fee is approximately one hour of review time which would be a one-time review.

Ms. Brock stated that the residential land development does not have preliminary or final plan.

Ms. Hardman stated that land development plans are typically consolidated into preliminary/final as one plan.

Mrs. Stoner stated most of the review time is for a preliminary plan. The fee for the preliminary plan should be increased.

Ms. Hardman stated that a preliminary plan has preliminary information on infrastructure such as water, sewer and roads. The final plan has engineered details for the size, location and type of construction for water, sewer and roads.

Ms. Brock stated that the fee should increase for larger plans.

Mrs. Stoner stated that she likes the idea of replenishing the engineering review fee at 50%.

Zoning

Mrs. Stoner stated that review on the zoning will start with Part 11 – Conditional Use to add regulations for Hospitals at the November 16, 2016 workshop meeting.

For the record, Mr. Weaver arrived at 7:25 pm.

Ms. Hardman stated that Part 13 – Environmental Overlay District has the same permitted uses and conditional uses for each overlay.

Mrs. Stoner stated that Part 12 is for Planned Residential Development. It was previously discussed to eliminate this Part.

Mrs. Stoner stated that Part 11 – Conditional Uses, and fees for SALDO and the well ordinance will be discussed at the November 16, 2016 workshop meeting.

**MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 25, 2016**

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

MEMBERS PRESENT

Stephanie Stoner
Jennifer Brock
Robert Zimmerman

STAFF PRESENT:

Scott Weaver, Borough Manager
Janet Hardman, Code Enforcement Officer

OTHERS PRESENT:

None

2. MINUTES:

a. September 27, 2016 Minutes

Page 4.C. paragraph 4 change “every” to “in”.

MOTION: Ms. Brock moved, seconded by Mr. Zimmerman to approve the minutes as amended. The motion passed unanimously.

3. PUBLIC COMMENT: NONE

4. OLD BUSINESS.

A. Zoning Ordinance/Chapter 27 (2007)

Mrs. Stoner stated further review of the Zoning Ordinance will continue at the November 16, 2016 work shop meeting.

5. NEW BUSINESS: NONE

6. GENERAL ANNOUNCEMENTS:

A. FEMA Meeting.

Mr. Weaver stated that he attended the meeting at the Perry County Conservation District on Thursday, September 29, 2016 at 1:00 pm. The 100 year floodplain area was expanded along Fishing Creek Valley Road at the Lions Cub by the ball fields and the Sportsman’s Club. There is a FEMA website where you can enter an address and see the FEMA map for your property. However, there is an error on the map because the 100 year and the 500 year flood area was the same color. FEMA will re-write the program to correct the error.

7. REPORT ON BOROUGH COUNCIL MEETING AND BOROUGH MANAGER UPDATE. (Next Council Meeting – November 8, 2016).

A. Rockville Estates.

Mr. Weaver stated that Yingst Homes picked up another building permit today. Garman Homes build three homes so far. They are waiting until they get one sold. The first house on the right and the model home of Garman’s is sold. One of the houses Garman built had to move the driveway because it was not 15’ from the fire hydrant. They installed rocks around the fire hydrant so fire trucks can get to it. The permits are slowing down because of the season.

B. Junkyard.

Mr. Weaver stated that there have been over 100 vehicles removed from the property. The owner knows what needs to be done to comply with the zoning ordinance. The owner is making an effort. Vehicles are being smashed and put into a dumpster.

Mrs. Stoner suggested requesting a schedule from the owner for when the vehicles will be removed. A schedule may help move the project along if there is a timeline that is established by the owner.

C. Truck parking on north end of town.

Mr. Weaver stated that he talked to the owners today regarding their Penn DOT Highway Occupancy Permit (HOP). The HOP expired. They hired another engineer to submit a HOP. If they don't have an avenue to get a HOP permit, the Borough will shut the operation down until HOP is issued to protect the Borough. The entrance will be one way in and one way out which will make them have to do two openings. They will not have sight distance. PennDOT will be very stringent about the permit.

Mrs. Stoner stated that they installed logs instead of curbing.

Mr. Weaver stated that time ran out for them to install curbing due to the time of year. Because of that, PennDOT extended the permit for six months. Then Rt 11/15 was shut down due to the rock fall project.

Mr. Weaver stated that if the HOP is not issued by PennDOT, the Borough will shut the operation by November 1, 2016.

D. MS4 Funding.

Mr. Weaver stated that the MS4 compliance goes along with the second part of the sewer separation project. The Borough received a quote for MS4 permit in the amount of \$25,000 for a plan.

Mrs. Stoner stated that she saw in the newsletter that Borough Council was considering selling the sewer plant.

Mr. Weaver stated that a firm is looking for information for an RFP but he thinks the idea of selling the sewer plant will phase out. The sewer plant is worth \$15 to \$18 million. Selling the sewer plant will not be good for the residents.

Mrs. Stoner stated that once an asset is sold it will be gone.

Mr. Weaver stated for example if SUEZ water bought the sewer plant they will off-set their cost to the customers so the Borough residents will pay for it.

E. Other Discussion:

Mr. Weaver stated that the Borough is installing a 60' x 120' pole building for storage of two extra police cars and maintenance.

Mr. Zimmerman inquired about the Subway lighting update.

Mr. Weaver stated that PPL owns the lights so only PPL can change them. He wants the entire Borough to go to LED lighting for street lights.

Ms. Brock asked if LED will last longer.

Mr. Weaver stated that LED lighting is brighter but do not penetrate further. LED lighting costs are 1/3 less in electricity usage.

Mr. Weaver stated that Park Drive and Ridgeview Drive will be rebuilt in 2017. He sent letters out about curbing.

Mrs. Stoner stated that the stop word on the street at Park Drive is gone.

Mr. Weaver stated that the stop word will be repainted on Park Drive.

8. **PUBLIC COMMENT.** Mr. Weaver stated that Trick or treat will be held on Monday October 31, 2016.

9. ADJOURNMENT/NEXT SPECIAL MEETING 11/16/2016/NEXT REGULAR MEETING 11/22/2016.

MOTION: Mr. Brock moved, seconded by Mr. Zimmerman to adjourn the meeting at 8:05 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer/Recording Secretary