

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
MARCH 28, 2017

MEMBERS PRESENT

Jennifer Brock
Robert Zimmerman
Shawn Vaccaro

STAFF PRESENT:

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

OTHERS PRESENT: None

Zoning

Ms. Brock stated that the first ten pages of the definitions were reviewed at the March 15, 2017 workshop meeting. Since Mrs. Stoner is not present, the review of the definitions will continue at the April 19, 2017 work shop meeting.

Ms. Brock stated that the remaining parts that need reviewed are Part 13 – Environmental Protection Overlay, Part 14 – Development Standards, Part 15 – Performance Standards.

Rockview Estates Phase 1 Amended Plan

Mr. Vaccaro stated that by increasing the width of the lots eliminated two lots.

Mr. Zimmerman stated that on the upper side of Kittochtinny Drive is the location of these lots.

Ms. Hardman stated that she was under the impression that the purpose of the amended subdivision plan is to change the widths to increase the size of the lots because of driveway locations.

Mr. Zimmerman stated that a driveway on one of the lots had to be moved already because it was blocking a fire hydrant.

Ms. Brock stated that lot 32 is coming into the intersection.

Mr. Finnerty stated that General Note 1 on the cover page states *“The developer reserves the right to add two lots in future phases to maintain density approved with Preliminary Plan.”*

Mr. Finnerty stated the he has not done an official review for Perry County Planning Commission for this plan which is required by the Municipality Planning Code. He cannot sign the plan for recording if it is not reviewed.

Ms. Brock stated that the plan needs to be tabled because it has not been reviewed by Perry County Planning Commission.

Ms. Hardman stated that note 3 under General Notes states, “All conditions of approval per the recorded plan are valid.”

Mr. Finnerty stated that the conditions of the approved plan could be added to the plan.

Ms. Hardman stated that note 7 under General Note’s references deed restrictions.

Mr. Finnerty stated that the covenants are required to be on the plan. The deed restrictions should be provided to the Planning Commission.

Ms. Brock stated that the plans do not indicate the aged restricted requirement. PennDOT required age restrictions for the HOP and then removed it.

Mr. Finnerty stated that the lots closest to town are more conducive to age restriction.

Mr. Vaccaro stated that all of Phase 1 was supposed to be an age restriction.

Mr. Finnerty asked if the age restriction was removed from the preliminary plan.

Mr. Zimmerman stated that there are a lot of people living there that are younger families.

Ms. Brock stated that the plan was stamped as being received on March 15, 2017.

Mr. Finnerty stated that the Perry County Planning Commission meetings are the third Wednesday of each month. The plans should have been received by the last Wednesday of the month prior.

Ms. Brock stated that the last Wednesday prior is March 29, 2017.

Mr. Finnerty stated that the recording of the plan will be hindered if the plan is not reviewed by Perry County Planning Commission. The official review date is when staff reviews the plan.

Ms. Brock stated that April 19, 2017 is the next meeting.

Mr. Finnerty stated that May 17, 2017 is the next Perry County Planning Commission meeting.

Mr. Finnerty stated that Page 2 should have a legend for the shading.

Mr. Zimmerman stated that lot 28 is already built on. The driveway for that lot had to be changed because of the fire hydrant.

Ms. Brock stated that lot 6, 8, 21 and 17 have names on them. Lot 28 was left out of the lots because there is no change.

Ms. Brock stated that #1 states Lots 27 and 33 will be removed on the Existing Features plan sheet 2 of 3.

Ms. Brock stated on page 3 of 3 there is no lot 27 or 33.

Mr. Vaccaro stated that lot width on the plan is on page 2 of 3 and 3 of 3.

Mr. Finnerty stated that if the lot has been sold, the plan does not need to show dimensions.

Ms. Brock stated that 23 through 27 become 23 – 26 and lots 29-33 becomes 29-32. Lot 28 is unchanged.

Mr. Finnerty asked what the last revision was to Phase 1.

Ms. Brock stated that Phase 1 went through final plan approval.

Ms. Brock stated that there is no lot 27.

Mr. Vaccaro stated that the plan is showing what the lots are now and how it affects existing lots.

Mr. Finnerty suggested that plan be renamed as Final Subdivision Plan, Revisions to lots 23-27 and 29-33.

Ms. Hardman stated that there is also a signature block on the cover page for the Borough Engineer to sign. Therefore, the Borough Engineer needs to review the plan also.

Ms. Brock asked what the legal requirement time frame is for review.

Ms. Hardman stated that the legal requirement time frame is 90 days from the Planning Commission meeting if the plan has been submitted to the Borough with an application and filing fees.

Ms. Brock stated that the County Planning Commission and Borough Engineer need to review the plan and provide a report to the Planning Commission.

Ms. Brock stated that the plan does not state the purpose of the amendment, the conditions of approval should be listed and the deed restrictions should be listed.

Mr. Vaccaro stated that the open space lots R, E, and D are retention ponds.

Mr. Finnerty asked where is the drain for the detention ponds on the Open Space R lot.

Mr. Zimmerman stated that the drain is at the bottom.

Ms. Brock stated that she is worried about someone getting sucked into the detention pond.

Mr. Zimmerman stated that the first meeting he attended, discussion was held regarding a split rail fence around the detention pond.

Ms. Brock stated that a fence does not keep people out and is hard to maintain.

Mr. Finnerty stated that an example of a fence around a detention pond is the Giant on Linglestown Road.

Ms. Brock stated that the Letter of Transmittal only shows the submission of the plans. There were no fees or application submitted. Therefore, the plan was not officially submitted.

Mr. Finnerty stated that the approved date should be post the County's review.

Mr. Vaccaro stated that the engineering seal is not on the plan.

**MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 28, 2017**

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

MEMBERS PRESENT

Jennifer Brock
Robert Zimmerman
Shawn Vaccaro

STAFF PRESENT:

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

OTHERS PRESENT:

None

2. MINUTES

a. February 28, 2017

Page 4, paragraph 10, change "must" to "may".

Page 5, 3. paragraph 1, change "Safety" to "Study".

Page 5, 3. paragraph 2, change "river land" to "Riverlands".

Page 5.3. paragraph 5, delete sentence, “If a municipality wants to encourage a wall at Rutter’s, they must be a sponsor.”

Page 6, C. change “repairs” to “repaired”.

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

3. PUBLIC COMMENT:

Mr. Finnerty stated the Borough contacted him regarding a letter of support for the pool project. When the County receives a request for a letter of support, the total project cost and how grant money will be used in the project and percent of overall expenses need to be provided. Once the information is provided, the request can be heard at the April meeting

Ms. Brock stated that the Planning Commission should also make an endorsement.

Mr. Finnerty stated that typically they look at consistency with the County Comprehensive plan or the County Greenway Plan, or both.

Ms. Brock stated that the Planning Commission can look to the Comprehensive Plan that was just adopted. Recreation was included in the new Comprehensive Plan. She will write a letter of support of the project.

MOTION: Mr. Vaccaro moved, seconded by Mr. Zimmerman to provide a letter of support for the pool upgrade project. The motion passed unanimously.

4. OLD BUSINESS.

A. Zoning Ordinance/Chapter 27 (2007)

Ms. Brock stated further review of the Zoning Ordinance will continue at the April 19, 2017 work shop meeting.

5. NEW BUSINESS:

A. Rockville Estates Phase 1 Amended Plan.

Ms. Brock stated that the plan cannot be acted upon until the Perry County Planning Commission has reviewed it.

MOTION: Mr. Vaccaro moved, seconded by Mr. Zimmerman to table the plan.

6. GENERAL ANNOUNCEMENTS: NONE

7. REPORT ON BOROUGH COUNCIL MEETING AND BOROUGH MANAGER UPDATE. (Next Council Meeting – April 11, 2017). NONE

8. PUBLIC COMMENT.

Mr. Zimmerman stated that the wall is finished by the Lions Club on Castle Street.

Mr. Zimmerman stated that the Borough Manager sent a letter to PennDOT regarding the HOP for the truck parking lot on Route 11/15.

9. ADJOURNMENT/NEXT SPECIAL MEETING 4/19/2017/NEXT REGULAR MEETING 4/25/2017.

MOTION: Mr. Zimmerman moved, seconded by Mr. Vaccaro to adjourn the meeting at 7:52 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer/Recording Secretary