

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
JULY 28, 2015

MEMBERS PRESENT

Stephanie Stoner
Jennifer Brock
Anson Seeno
Robert Zimmerman

STAFF PRESENT:

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

OTHERS PRESENT: NONE

ZONING – PART 4 –

Mrs. Stoner stated that she started comparing the SALDO definitions with the zoning ordinance definitions.

Mr. Finnerty stated that the definitions could be over populated until the end of the zoning ordinance review and then the definitions could be pulled.

Mrs. Stoner stated that since the zoning ordinance is saved in Parts, a search for a definition could not be done.

Mrs. Stoner stated that Part 4 is in the process of being reviewed. Discussion was held at the workshop meeting on dwelling types. Section 27-401.B Principal Permitted Uses was changed as follows:

1. Community residential homes
2. Government administrative buildings.
3. Non profit emergency services
4. Public libraries
5. Public parks, playgrounds and open space
6. Public utilities and facilities in accordance with Section 27-808.F. of the General Regulations
7. Single family detached dwellings
8. Townhouses with no more than two units
9. Any use determined by the Zoning Officer to be of the same general character as the above listed permitted uses.

Mr. Finnerty stated that conceivably you would think that someone could put in a long ranch home and split it into two units.

Mr. Seeno stated that a duplex is a two unit property on one lot. A townhouse is on more than one lot.

Mrs. Stoner stated that one property with two houses is a multi-family dwelling. The R-1 zoning district should only have single family homes and townhouses of not more than two units. Multi-family dwellings would be permitted in the R-2 zoning district.

Mr. Finnerty asked if there are any duplexes in the White Tail development.

Mr. Zimmerman stated that there are townhouses in White Tail. There is also a townhouse on Valley Street. He said there is a duplex development in Hampden Township. He thinks of a duplex as two homes in a large house with two separate residents.

Mr. Finnerty stated that a duplex in a large home is similar to a single family dwelling that was converted into two units.

Mrs. Stoner stated that the definition of semi-detached dwelling was removed from the definitions.

Mr. Finnerty stated that conversion apartment is a good description of a house that was converted into more than one unit. A duplex could be a single story arrangement with two entrances and two owners.

Mrs. Stoner stated that “duplexes” and “public libraries” were removed from the conditional use section.

Ms. Hardman stated that the conditions for the public libraries in Part 11 for conditional uses can be put in Part 8 General Regulations if you want to keep the conditions.

Ms. Brock stated that the conditions for public libraries are in Section 27-1108.

Mrs. Stoner stated that the place of worship conditions in the conditional use Section 27-1105 has the word “church” throughout which needs to be changed to “place of worship”.

Ms. Brock stated that the word “related” should be removed from the accessory related uses for education or day care facilities.

Ms. Hardman stated that if the word “related” is removed then a day care as a business offering services to the general public would be permitted.

Mrs. Stoner stated that the purpose of a conditional use is to make sure the use is not disruptive to the residential area.

Mrs. Stoner questioned conditional use process since a conditional use is a permitted use with conditions.

Ms. Hardman stated conditional uses must have a hearing for the purpose of obtaining public comment to determine if more conditions are warranted. The Planning Commission or the Borough Council is authorized to add conditions that are warranted from comments made at a public meeting.

Mr. Finnerty read some of the conditional uses in the model ordinance as follows: bed and breakfast, boarding houses, continuing care retirement facilities, family care facilities.

Ms. Brock stated that a continuing care retirement facility would be apartments that have common rooms for activities.

Mr. Finnerty stated that a family care facility is similar to a campus for medical offices.

Mr. Finnerty asked if mobile/manufactured home parks are permitted or special occasion home.

Ms. Hardman stated that a mobile/manufactured home park is permitted in the R-2.

Mr. Finnerty stated that a special occasion home is owner occupied that allows private rental for parties which is the same as a reception hall.

Ms. Brock stated that she has seen special occasion homes in the historic homes where the owner lives there and rents out rooms for events like catered lunches.

Mr. Finnerty asked if schools are permitted.

Ms. Hardman stated that schools are permitted in the R-2 zoning district.

Mr. Finnerty stated that some other conditional uses could be conservation subdivision or ECHO housing which stands for Elder Cottage Housing Opportunity or Granny Flat.

Ms. Hardman stated the ECHO housing is a separate detached home on the same lot as the principal single family detached home.

Mr. Finnerty stated that ECHO housing was for people who do not want to send their parents to a home.

Mrs. Stoner stated that the key to housing is a separate cooking areas.

Ms. Brock stated that if there is shared living with no kitchen, the dwelling would still be considered a single family dwelling.

Mrs. Stoner stated that there is house in the Borough that built on a granny wing that has small bath, bedroom and sitting room but it is still designed as a single family dwelling.

Mr. Zimmerman stated that there are detached garages with dwellings above them in the Borough that are not attached to the main dwelling.

Mrs. Stoner stated that she has a note regarding a condition limiting the size of a government administrative office. This may not be a use that should be permitted in the residential district because of the potential size.

Ms. Hardman stated that conditions can be added for permitted uses.

Mrs. Stoner started discussion on Section 27-401.D. Accessory permitted uses. #1 Section 27-802.B. should be Section 27-802.A.

Mrs. Stoner stated that Section 802.B. fences and walls needs to be added as #2.

Mr. Finnerty asked if child care in the home is addressed.

Ms. Hardman stated that child care in the home is a home occupation.

Mrs. Stoner stated that a fence on a corner lot is not specifically addressed.

Ms. Brock stated that a fence should not go to the street on a corner lot.

Mr. Finnerty asked if sidewalks in the Borough are located are in the right of way. A fence cannot protrude in the right of way.

Mr. Seeno stated Section 27-803.B.Obstruction to vision addresses walls and fences.

Ms. Brock stated that Section 27-803.B. is obstruction to vision but does not address the height of a fence on a corner lot.

Ms. Hardman stated that Section 27-803.B. obstruction to vision does not take into account a driveway obstruction.

Ms. Brock prepared a diagram of a lot with two streets along the front and along the side. There are two front yards.

Mr. Seeno stated that you have to go back the front yard setback to build a fence.

Mr. Finnerty stated that the definition of front yard may be applicable.

Ms. Brock stated that the definition of front yard could be modified to include wording for side yards on a corner lot.

Mr. Finnerty stated the definition of setback is going to define how you want required distance measured from right of way edge or center to be defined.

MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 28, 2015

1. CALL TO ORDER. The meeting was called to order at 7:35 p.m.

MEMBERS PRESENT

Stephanie Stoner
Jennifer Brock
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

Written changes was provided for the May 26, 2015 minutes.

b. June 23, 2015 Minutes

Page 1, Part 2 paragraph 3 add “not” in front of used.

Page 2, paragraph 6, change “an” to “a zoning”.

Page 2, paragraph 10, change “lifeline” to “lifelion”.

Page 5, paragraph 12, change sentence to read, Mrs. Stoner stated that the Borough Manger said that the Perry County Conservation District gave Rockville developers some suggestions but said runoff was normal for a construction site.

Page 5, paragraph 13, change “on” to “at bottom of”.

Page 6, paragraph 1 add “inlet” in front of boxes.

MOTION: Ms. Brock moved, seconded by Mr. Seeno to approve the May 26, 2015 as amended. The motion passed unanimously.

MOTION: Mrs. Stoner moved, seconded by Mr. Seeno to approve the June 23, 2015 as amended. The motion passed unanimously.

3. PUBLIC COMMENT: NONE

4. OLD BUSINESS.

A. Zoning Ordinance/Chapter 27

a. Part 4

Mrs. Stoner stated further review will be done at the August 18, 2015 workshop meeting.

B. Perry County Comp Plan

Mr. Finnerty stated at the present time all six partnering municipalities have adopted their sub-regional plans. He is in the process of getting them printed. He received the number of copies the Borough wanted. He will have them back in a couple weeks. He sent a disc to the Borough so the plan could be put on the Borough's website.

Mr. Finnerty stated that doing strategies for the County plan will descend down to the regional plans. The November 1 strategy was lower taxes. A letter was prepared to go to the State House of Representatives, Federal House of Representatives and senatorial representatives, school district and Perry County Council of Governments.

Mr. Finnerty stated that the next strategy looked at what could be done about areas that may distress the tax base. Some actions that could be taken is to review appeals that have been filed on assessed value; sheriff sale properties in the county; properties in the floodplain.

Ms. Brock stated that blighted properties are not a judgment call.

Mr. Finnerty stated that he will meet with tax assessment office regarding the age of the structure, condition of structure to see what their criteria is for assessing blighted properties.

Ms. Brock stated that a lot of the issues with blighted properties is maintenance.

Mr. Finnerty stated that there is a vacant category.

Mrs. Stoner stated that there are a few properties that have been vacant for a while. You don't want to encourage vacancy.

Mr. Finnerty stated that they can gain insight on where vacancies are in the County.

Ms. Brock stated that vacant properties bring down property values.

Mr. Finnerty stated that open space is another strategy. Education on open space and how to get the word out can be done. He is discussing the possibility of putting together a fact sheet on frequently asked questions on subdivision and land development. A packet of information for newly elected officials is important so they understand the process.

Mrs. Stoner stated that the biggest issue is when zoning applies or when SALDO applies.

Mr. Finnerty stated that the Comprehensive Plan's are in the implementation process phase. Tackling a couple issues each year could be a goal.

5. NEW BUSINESS: NONE

6. GENERAL ANNOUNCEMENTS.

1. Demolition of building in the square.

Mrs. Stoner stated that the blue building on the corner of Valley Road is demolished. The stone basement wall remains. The Borough hopes to install a railing so no one falls into the basement until it gets filled. Some ideas for the area is a Veterans Memorial plaque.

Mr. Seeno stated that there are two stone foundations there.

2. New Pizza Place by the name of King's Spin.

3. Mini Cell Tower issue.

Mrs. Stoner stated that the Borough discussed the mini cell tower ordinance. The Borough does not want to join the coalition now but may consider the incorporation of a draft ordinance.

Ms. Brock stated that the cell tower that was erected on Norfolk Southern's property did not incorporate the installation of emergency services.

Mrs. Stoner stated that she would contact the Borough Manager regarding an antenna on the Norfolk Southern property for an emergency services antenna.

Ms. Brock stated that an emergency service antenna was a condition of plan approval that they volunteered to do.

Mr. Finnerty stated that they agreed in writing with a note on the plan. Conditions must be done within two years.

4. Carnival.

Mrs. Stoner stated that carnival will be all week with fireworks on Friday.

**7. REPORT ON BOROUGH COUNCIL MEETING - NONE
(Next Council Meeting August 10, 2015).**

8. PUBLIC COMMENT. NONE

9. ADJOURNMENT/NEXT SPECIAL MEETING 8/18/2015 /NEXT REGULAR MEETING 8/25/2015.

Mr. Zimmerman moved to adjourn the meeting, Ms. Brock seconded the motion. The meeting was adjourned at 8:18 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer/Recording Secretary