

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
AUGUST 25, 2015

MEMBERS PRESENT

Stephanie Stoner
Jennifer Brock
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 the zoning map does not match the zoning districts in the ordinance. Changes were made to the map in 2007.

Ms. Hardman stated that the zoning map is the existing zoning map. The revised zoning map eliminated the C-3 zoning district.

Mr. Finnerty stated that he will check to see if they have the 2007 revised zoning map or make changes to the existing map to reflect the 2007 changes.

Mrs. Stoner stated that the purpose in Section 27-403 for the C-1 district is lengthy and better defines an overall purpose that should be in Part 1.

Mr. Finnerty stated that the reference to chapter in the purpose should reference section.

Mrs. Stoner stated that the first sentence of the C-1 purpose captures the intent of the C-1 zoning district.

Mr. Finnerty stated that the C-1 district has a more comprehensive purpose.

Ms. Brock stated that C-1 does not include diverse housing. The ordinance as a whole provides diverse housing.

Mrs. Stoner stated that she will combine some of the C-1 purpose with the purpose in Part 1 General Provisions.

Ms. Brock stated that the C-1 purpose does have good statements overall.

Mrs. Stoner stated that the principal permitted uses in C-1 Neighborhood Commercial for Residential #5 needs to be reworded. #5 was reworded to delete “multifamily dwellings and single family detached dwellings. #5 will only be for townhouses. #7 should be removed completely – two family detached dwellings.

Mr. Finnerty stated that the definitions need to reflect the changes for duplexes.

Mrs. Stoner stated that the definitions for different types of dwellings were changed.

Mr. Finnerty asked if there will be sufficient room for commercial if all residential uses are permitted in the C-1 zoning district.

Mr. Zimmerman stated that he does not see a lot of development occurring because there is no space in the C-1 zoning district.

Mr. Finnerty asked if group homes are permitted in the C-1.

Ms. Hardman stated that group homes should be permitted in all districts. A group home is defined as community residential home which is permitted.

Ms. Brock asked why nursing and convalescent homes are listed as commercial and not residential.

Mrs. Stoner stated nursing home is defined as follows, *Nursing, Assisted Living or Convalescent Home – A building with sleeping rooms where persons are housed or lodged and furnished with meals, and nursing care for hire, and which is approved for nonprofit/profit corporations licensed by the Pennsylvania Department of Public Welfare for such use.*

Mr. Finnerty stated that a nursing home is service oriented.

Mr. Zimmerman stated that convalescent homes have a lot of employees such as nursing staff, physical therapy staff, office staff, cooking staff and volunteers.

Mr. Finnerty suggested adding boarding homes to residential permitted uses.

Mrs. Stoner agreed that boarding homes should be added as a permitted use.

Mr. Finnerty asked if ECHO housing should be added.

Ms. Brock stated that ECHO housing is an apartment and would be permitted.

Mrs. Stoner stated that typically dwellings start out as a single family dwelling and then an apartment is added for elderly parent(s) for in home care.

Mrs. Stoner stated that the definition of apartment is vague, “A dwelling unit within a multifamily dwelling. This classification includes apartments in apartment house, efficiency

apartment, bachelor apartments, studio apartments and kitchenette apartments.” Bachelor apartment was removed from the definition.

Mrs. Stoner stated that a hospital is a principal conditional use however there are no conditions in Part 11. Conditions need to be added to part 11 for hospitals.

Ms. Hardman suggested removing “or as amended” from the accessory permitted uses.

Mr. Finnerty asked if there are any automobile uses permitted in the C-1.

Mrs. Stoner stated that a gas station is permitted as part of a convenience store.

Ms. Hardman stated automobile uses are permitted in the C-2 district.

Mrs. Stoner stated that there would be one repair business in the C-1 which would be considered a nonconforming use. In theory, if it went out of business for more than a year, a car repair business could not go back in that space. In summary, car businesses should not be permitted in the C-1 district.

Mr. Finnerty suggested adding forestry in the C-1 in accordance with the MPC. Also mining is also addressed in the MPC. The MPC states that zoning cannot unreasonably restrict forestry activities.

Mrs. Stoner stated that if a tree needs to be cut for safety reasons it is not considered forestry.

Mrs. Stoner stated that regulations need to be added for public or private parking garages in the general regulations.

Mr. Finnerty stated that methadone clinics are also protected by the MPC.

Ms. Brock stated that the C-1 district allows medical offices.

Mr. Finnerty stated that a methadone clinic must be 500 feet from an existing school, public playground, public park, residential housing area, child care facility or church.

Ms. Brock stated that the C-1 district allows a church.

Mrs. Stoner stated that the C-2 district allows medical clinics.

MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 25, 2015

1. CALL TO ORDER. The meeting was called to order at 7:40 p.m.

MEMBERS PRESENT

Stephanie Stoner
Jennifer Brock
Robert Zimmerman

STAFF PRESENT:

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

OTHERS PRESENT: NONE

2. MINUTES:

a. July 28, 2015 Minutes

Page 5, change “Juy” to July”.

Page 1 last sentence change “range” to “ranch”.

Page 4, paragraph 9 reword to read as, “Mr. Finnerty asked if sidewalks in the Borough are located in the right of way.

Page 4, last sentence add “edge” after right of way.

Page 6, B. paragraph 2, add “November 1” in front of “strategy” and add “school district, and the Perry County Council of Government at the end of the last sentence.

Page 7, 6. General Announcements 1. Paragraph one, remove “until it gets filled.”

Page 7, 6. General Announcements, 1 change “Mts” to Mrs” and reword the sentence to read, “Mrs. Stoner stated that she would contact the Borough Manager regarding an antenna on the Norfolk Southern property cell tower for an emergency services antenna.

MOTION: Ms. Brock moved, seconded by Mr. Zimmerman to approve the July 25, 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 October 20, 2015 workshop meeting.

5. NEW BUSINESS: NONE

6. GENERAL ANNOUNCEMENTS.

1. Meetings in September, 2015.

Both meetings in September are canceled - September 22, 2015 work shop meeting and September 29, 2015 regular meeting.

2. Work Shop change of meeting date.

Mrs. Stoner stated that the work session will be changed to the third Wednesday of each month instead of the third Tuesday of each month. The third Wednesday was a conflict with the Zoning Hearing Board meetings.

Mr. Finnerty stated that the third Wednesday is the night of the County Planning Commission meeting so he will not be able to attend.

3. Emergency services antenna on cell tower.

Mrs. Stoner stated that the Borough Manager is aware of the ability to put an emergency services antenna on the Norfolk Southern cell tower and will make the County aware of it.

Mr. Zimmerman stated that the emergency services antenna was brought up at the fire department meeting and he was told to take the matter up at the County meeting. He met the new County director at the meeting. The new director said that the radio personnel will be attending the October meeting to do the new system and he would bring it up then. When the new radio system goes into effect, the emergency services antenna may be a moot point because communications can then be by a hand held radio.

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

Mrs. Stoner stated that she attended the September 8, 2015 Borough Council meeting. The Borough Council had a plaque to give Art Vaitl.

Trick or Treat

Trick or Treat will be held on Thursday, October 29, 2015. Halloween is on Saturday. The Police Department recommended that trick or treat be held on a Thursday night.

8. PUBLIC COMMENT. NONE

9. ADJOURNMENT/NEXT SPECIAL MEETING 10/20/2015 /NEXT REGULAR MEETING 10/27/2015.

Ms. Brock moved to adjourn the meeting, Mr. Zimmerman seconded the motion. The meeting was adjourned at 8:04 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer/Recording Secretary