

MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
December 20, 2017

Work Session:

Planning Commission asked Scott Weaver to talk with Rockville Estates because Kittochtinny Drive was not plowed.

Meeting:

7:30 Call to order

1. **MEMBERS PRESENT**

Stephanie Stoner
Robert Zimmerman III
Jennifer Brock
Anson Seeno
Shawn Vaccaro

STAFF PRESENT: Andrew Bomberger of TCRPC
Connie Zitsch
Vicki Aycock of Pennoni

PUBLIC:

Chuck Wentzel
John Zervanos of ALPHA
John Murphy of Yingst
Scott Weaver
Stephen Copp, Borough Council, President
Dave Magee, Borough Council, Member

2. Minutes: Motion by Stephanie Stoner, seconded by Anson Seeno and approved unanimously to accept the October 24, 2017 minutes with amendment to the minutes of changing Granite to Granting.

3. Public Comment:

Charles Wentzel of 222 Ridgeview Drive is hoping street lights are part of Rockville Estates, Phase II. He would highly recommend council to consider adding street lights to the development.

He has concerns with the limited access for Rockville Estates, Phase II. Phase II would have 24 lots going in from the Stone Arch to the cul-de-sac with only one way in and out. His concerns included only one access for emergency vehicles, construction and the homeowners.

Starting at the beginning of the New Year, changes to the State Law has been amended to allow fireworks to be legalized and sold in Pennsylvania. Mr. Wentzel suggested that the Borough Council consider new ordinances to limit disturbances in the Borough related to the anticipated increase in firework use.

4. Old Business:

Zoning Ordinance/Chapter 27 (2007)

Planning Commission continues to work on the Zoning Ordinance.

2018 Meeting Dates

Motion by Stephanie Stoner, seconded by Shawn Vaccaro and approved unanimously to have the special meeting date remain the third Wednesday of each month at 6:30 pm and the regular meeting date will remain the fourth Tuesday of each month at 6:30 pm for work session and 7:30 pm for the regular meeting. The exception would be for November and December. There will be no November special meeting and the December regular meeting will be on December 19, 2018.

5. New Business:

There was general discussion concerning the comments provided by the Borough Engineer and the Perry County Planning Commission and response from the representatives of Rockville Estates. Issues were discussed include: Long cul-de-sac with only one access, lack of lighting, need/or not to slip line the sewer as previously agreed to, storm water, Suez Water supplying water service, approvals required from other agencies (NPDES, sewage planning, etc.), escrow, bond agreement and the Developers agreement.

Rockville Estates Phase II

Motion by Stephanie Stoner, seconded by Shawn Vaccaro and approved unanimously to move forward with Rockville Estates – Phase II conditional on:

- All issues noted in Pennoni's December 20, 2017 letter are addressed to the level of the Borough Engineers recommendation.
- Addressing all issues noted in the Perry County Planning Commission November 13, 2017 letter and obtaining all Outside Agencies Approvals.
- The Planning Commission Recommendations Borough Council require Rockville Boulevard be started when 80 percent build out of Phase II is reached and similar wording be added to the bonding agreement.

Stephanie Stoner still has concerns of the cul-de-sac being nine times the size allowed by current ordinance (500 feet).

Stephanie Stoner is going to research the original documents to clarify if there were to be street lights in the Rockville Estates original plan.

Planning Commission suggested having the Borough Solicitor, Dan Altland sign off on the original applicant deed restrictions saying nothing changed on the Preliminary Version.

6. General Announcements:

Planning Commission Members all appointed

Borough Council appointed Jennifer Brock and Robert Zimmerman retro from January 1, 2017 to December 31, 2020 at the December 11, 2017 council meeting.

Borough Council appointed Stephanie Stoner, Shawn Vaccaro and Anson Seeno from January 1, 2018 to December 31, 2021 at the December 11, 2017 council meeting.

7. Report on BC and BM update:

Scott Weaver reported the Sewer Bid project was sent out for bid and the pre-bid meeting will be held January 5, 2018 at 10:00am.

Scott Weaver said the sewer plant operator camera and videoed all lines and slip lined the broken areas found on Park Drive and Ridgeview Drive.

The borough submitted the MS4 permit required. The borough cannot bill for storm water at this time currently only for townships. The legislative is working on adding boroughs to be able to collect storm water.

8. Public Comment:

Dave Magee, Council Member, to thanked Planning Commission for giving him their time.

He stated the borough is going to redo Park Drive and Ridgeview Drive.

Adjournment

9. Motion by Shawn Vaccaro, seconded Anson Seeno and approved unanimously to adjourn the meeting at 9:25 pm

Respectfully submitted
Connie Zitsch, Borough Secretary