

MARYSVILLE BOROUGH PLANNING COMMISSION  
WORK SESSION  
NOVEMBER 22, 2016

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**

Mrs. Stoner stated that Part 10 Zoning Hearing Board was completed at the November 16, 2016 workshop meeting.

Ms. Hardman stated that she reviewed and made changes to Part 11- Conditional Uses. Hospitals were added and the uses were alphabetized.

Mrs. Stoner stated that Hospitals is a conditional use in the C-1 zoning district. Hospitals should be added as a permitted use in the C-2 zoning district. Health services are a permitted use in the C-2 zoning district.

Ms. Brock stated that some health services may not have patients such as an oxygen delivery company.

Mr. Finnerty stated that the conditions for Hospitals should be reviewed.

Ms. Hardman asked what the street classifications are in the SALDO.

Mrs. Stoner stated that the street classifications in the SALDO are alley, local, collector and arterial.

Ms. Hardman stated that the street classifications in the conditions for Hospitals are correct.

Mrs. Stoner stated that there are six zoning districts.

Mr. Finnerty stated that the General Industrial zoning district is north of Rt 11/15 in the Borough. When discussing the conditional uses in a particular zoning district, the area for that zoning district should be visualized.

Mrs. Stoner stated that the Planning Commission has not reviewed Part 11 yet so the review should start at the beginning with Section 1102 Adult Entertainment.

Mr. Finnerty stated that a conditional for Adult Entertainment is a recent (one year) photo of the applicant.

Ms. Hardman stated that the Borough requires a background check for transient business license applicant's now.

Ms. Brock suggested adding background check after recent photo requirement.

Mr. Finnerty stated that the background check should be a criminal background check.

Mrs. Stoner will add criminal background check will be required within one month of the application submission.

Ms. Brock stated that the first sentence in M. should be deleted, "The applicant shall provide evidence that the proposed use will not be detrimental to adjoining properties." because it is duplicated in the second sentence.

Mrs. Stoner stated that 2.B. should be reworded to "video or media reproduction that the industry chooses to use"; the word "media" and "that the industry chooses to use" should be added.

Mr. Zimmerman stated that the word "manager" is duplicated in B.(a).

Ms. Brock asked what the word "semi-nude" means.

Ms. Hardman stated that L. Borough officials listed does not include Borough Manager.

Mrs. Stoner stated Borough Manager should be listed first.

Mr. Finnerty stated that gentlemen's club should be included in the definition.

Mrs. Stoner stated that the adult cabaret is referenced in the definitions. A gentlemen's club would fall under adult cabaret.

Mrs. Stoner stated that Section 27-1103 is Animal Kennel or Animal Shelter permitted in the C-1 Neighborhood Commercial District.

Ms. Brock stated that 27-1103.1.E. references Part 14.

Mrs. Stoner stated that Part 14 is screening requirements for a fence which defines type, spacing and height.

Ms. Brock asked what level of screening would be required: Level one, Level two or Level three.

Mr. Finnerty stated that the Department of Agriculture licenses kennels.

Mrs. Stoner stated that she will add “J” to require the submission of any applicable licenses required by the State.

Mrs. Stoner stated that the definition does not state the number of animals permitted for an animal kennel or animal shelter.

Ms. Brock asked if an animal kennel or animal shelter could be nonprofit.

Mrs. Stoner stated that SPCA (Society for Protection of Cruelty to Animals) is nonprofit.

Mr. Finnerty stated that all the different types of kennels and shelters should be grouped together.

Ms. Brock read the PA Department of Ag’s regulations defining different types of facilities they license such as a private facility with 26 or less dogs not meeting the definition of commercial (26 dogs come through the facility within a calendar year), pet kennels, dealer kennels, etc.

Mrs. Stoner stated that the PA Department of Ag’s definitions only apply to dogs not cats. A cat facility is called a cattery.

Mr. Zimmerman stated that SPCA has cats.

Mr. Finnerty stated that the Department of Ag does not license cats.

Ms. Brock stated that the Borough requires a license for a cat.

Mr. Finnerty asked about special licenses for nonnative species such as monkeys, cheetahs, etc.

Ms. Hardman stated that conditions can be added to a conditional use approval at a conditional use hearing by the Borough Council.

Ms. Brock stated that the number of animals permitted should be determined.

Mrs. Stoner stated that the level of screening should be identified.

MARYSVILLE BOROUGH PLANNING COMMISSION  
REGULAR MEETING MINUTES  
NOVEMBER 22, 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:**

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

**OTHERS PRESENT:**

None

**2. MINUTES:**

**a. October 25, 2016 Minutes**

Page 1. SALDO Fees, paragraph 6 add “plan” at end of sentence.

Page 2, Zoning, delete paragraph 4, “Mrs. Stoner stated that Part 13 – Environmental Overlay District will be discussed at the November 16, 2016 workshop meeting.”

Page 2, Zoning, change paragraph 6 to remove “Part 13 – Environmental Overlay District”.

Page 3, #4. Old Business.A. Zoning Ordinance, change “October 19” to November 16”.

Page 4.D. MS4 Funding, paragraph 2, change “going to” to “considering selling”.

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

**3. PUBLIC COMMENT:**

Mr. Finnerty stated that he talked to Norfolk Southern Public Information Officer regarding the derailment of four cars that damaged the overpass. The cars did not tip over. The wind may have been the cause of the derailment or the switch at the end. There was damage to the ballister and concrete from the ballister.

**4. OLD BUSINESS.**

**A. Zoning Ordinance/Chapter 27 (2007)**

Mrs. Stoner stated further review of the Zoning Ordinance will continue at the December 21, 2016 work shop meeting.

**5. NEW BUSINESS: NONE**

**A. SALDO/Zoning Fees**

Mrs. Stoner stated that the fee resolution for SALDO and zoning will be discussed at the December 21, 2016 workshop meeting.

## **B. Website**

Mrs. Stoner stated that the Borough is putting together a new website and asked for the Planning Commissions input for a Planning Commission page. The new SALDO will be on the page to view.

Ms. Hardman stated that the Planning Commission page can have the meeting minutes, meeting dates, and applicable forms.

Mrs. Stoner asked what forms should be included.

Ms. Hardman stated that forms such as the application and checklist for a subdivision or land development, fee resolution, and conditional use application.

Ms. Brock stated that the forms page should be referenced. Forms should only exist on one page.

Mrs. Stoner stated that the well application should be included.

Mr. Finnerty stated that the Borough Highway Occupancy permit application should be included.

Mrs. Stoner stated that other forms are sign permit, transient business license application, dog or cat license application, zoning permit, and zoning hearing board application.

Mrs. Stoner stated that the website can be done with the ability to do continual updates or no updates.

## **C. 2017 Meeting Dates**

Mrs. Stoner stated that the special meeting date will 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 December. The December 20<sup>th</sup> workshop meeting and the December 26<sup>th</sup> regular meeting can be combined into one meeting on December 20<sup>th</sup>.

## **D. Updated Phasing Schedule for Rockville Estates Development.**

Mrs. Stoner stated that that the 2016 phasing schedule is the same as the 2015 phasing schedule. The 2014 phasing schedule had longer time frames. The next submission of a phase would be in 2018.

## **6. GENERAL ANNOUNCEMENTS:**

A. PMPEI Zoning Course.

Mrs. Stoner stated that a PMPEI zoning course is scheduled for March 2, 9 and 16 at the Swatara Township Building at 599 Eisenhower Boulevard, Harrisburg, PA 17111 from 6-9:30 pm. The cost for the course is \$35.00.

B. Flood maps.

Mrs. Stoner stated that the time frame for municipalities to review the flood maps in their jurisdiction will expire this week.

**7. REPORT ON BOROUGH COUNCIL MEETING AND BOROUGH MANAGER UPDATE. (Next Council Meeting – December 13, 2016).**

**8. PUBLIC COMMENT.**

**9. ADJOURNMENT/NEXT SPECIAL MEETING 12/21/2016/NEXT REGULAR MEETING 12/27/2016.**

MOTION: Mr. Brock moved, seconded by Mr. Zimmerman to adjourn the meeting at 8:10 pm.

Respectfully Submitted,

Janet Hardman,  
Code Enforcement Officer/Recording Secretary