

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
SEPTEMBER 27, 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 - Part 9

Mrs. Stoner stated that review stopped at Administration, Section 27-908 Buildings in Mapped Streets, Watercourses or Other Public Grounds.

Mr. Finnerty asked if the Borough has an official map.

Mrs. Stoner stated that the Borough does not have an official map.

Mr. Finnerty asked if there is any indication that the Borough is going to adopt an official map.

Mrs. Stoner stated that there is no indication that the Borough will be adopting an official map.

Mr. Finnerty stated that the objective is to preserve the area for streets by not issuing zoning permits in mapped areas for streets, watercourses or public grounds.

Mrs. Stoner asked if the official map can be changed to zoning map.

Ms. Brock stated that a zoning permit should not be issued for land that isn't theirs.

Mr. Finnerty stated that the official map can also indicate areas for potential streets or trails.

Ms. Brock stated that a watercourse can be on private property.

Ms. Brock stated that a sewer line could also be on private property.

Mr. Finnerty stated that the official map is not a widely used tool in the MPC. The official map should be laid out to work toward something in a certain time, i.e. gridded street patterns.

Mrs. Stoner stated that since there is no official map, this section should be deleted.

Mrs. Stoner stated that Section 27-909 is Enactment of Zoning Ordinance Amendments.

Ms. Brock stated that #2, 5th line, change “tractor” to “tract”.

Mr. Finnerty stated that the last sentence in #2 is misleading, *“This clause shall not apply when the rezoning constitutes a comprehensive rezoning.”*

Mrs. Stoner stated that Section **27-909 Enactment of Zoning Ordinance Amendments** is word for word out of the MPC.

Mrs. Stoner stated that Section **27-910. Procedures for Landowner Curative Amendments** is also word for word out of the MPC.

Ms. Brock read **Procedure for Municipal Curative Amendments** from the MPC to check Section 27-911.

Mrs. Stoner stated that Section 27-911.1.A.(1)c) change “this” to “the”.

Ms. Brock read Procedure for **Borough Council’s Functions; Conditional Uses** from the MPC to check Section 27-912.

Mrs. Stoner stated that Section 27-912.1. change “a” to “and” in the third line.

Mrs. Stoner stated that Section 27-912.2. add, “or Borough of Marysville Ordinance” after Municipalities Planning Code in line 6.

Mrs. Stoner stated that Section 27-912.4, line 4, change “him” to “applicant”.

Mrs. Stoner stated that Part 9 – Administration review is completed.

Mrs. Stoner stated that the next section to review is Part 10 – Zoning Hearing Board.

Mr. Finnerty stated that Part 10 should be word for word out of the MPC.

Mrs. Stoner asked Ms. Hardman to review Part 10 for any changes for the next workshop meeting on October 19, 2016.

Mrs. Stoner also asked Ms. Hardman to review Part 11 – Conditional Uses for All District. She will make sure all her notes are added and make revisions. The revised Part 11 will be forwarded to Ms. Hardman for review.

MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 27, 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. August 23, 2016 Minutes

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

3. PUBLIC COMMENT: NONE

4. OLD BUSINESS.

A. Zoning Ordinance/Chapter 27 (2007)

Mrs. Stoner stated further review will be done at the October 19, 2016 work shop meeting.

5. NEW BUSINESS: NONE

6. GENERAL ANNOUNCEMENTS:

A. FEMA Meeting.

Mr. Finnerty stated that there will be a meeting at the Perry County Conservation District on Thursday, September 29, 2016 at 1:00 pm to discuss FEMA map changes. Someone from the Borough should attend.

Ms. Stoner stated that she will notify the Borough of the meeting.

B. Outreach Meetings for 2017.

Mr. Finnerty stated that he is working with staff to come up with dates for Outreach meetings in 2017. They want to have round table discussions with the Borough Council and/or Planning

Commission to get more interaction. There may be six meetings depending on the level of interest.

Mrs. Stoner stated if the outreach meetings are being done by municipality, the meeting must be published if more than a majority of the Planning Commission or Borough Council is present.

Mr. Finnerty stated that once the dates are set, the dates can be advertised once at the beginning of the year.

C. Penn State Cooperative Extension.

Mr. Finnerty stated that the Penn State Cooperative Extension is working with the Economic Development Authority to do an economic assessment for the county.

Ms. Brock asked if there was an anticipated publication date.

Mr. Finnerty stated that there is no anticipated publication date. It will be estimated because it is between census years.

Ms. Brock stated that the census is in 4 years.

Mr. Finnerty stated the next census is 2020.

7. REPORT ON BOROUGH COUNCIL MEETING AND BOROUGH MANAGER UPDATE. (Next Council Meeting – October 11, 2016).

A. Rockville Estates.

Mrs. Stoner stated that there is no big movement in the development. There are two additional homes being built. There were no new occupancies. The fire hydrant issue resulted in an agreement to move the fire hydrant that was proposed because it was one foot from an existing driveway. Another fire hydrant will be provided.

Mr. Zimmerman stated that there is another builder by the name of Garman Homes building homes in Rockville estates.

Mrs. Stoner stated that Yingst Homes is not talking about submitting the next phase yet.

Mr. Finnerty stated that the phasing plan schedule needs to be on the Planning Commission agenda and stay on the agenda as a reminder of when the phasing plan schedule is due.

B. Junkyard.

Mrs. Stoner stated that the Borough Manager reported that a Notice of Violation was sent out. Some vehicles have been removed from the lower area.

Ms. Brock stated that the nonconforming use was expanded to areas that were not used before.

Mrs. Stoner stated that the zoning map needs to be reviewed to determine the Industrial zoning boundaries.

Mrs. Stoner asked who will do the follow up on the Notice of Violation.

Ms. Hardman stated that she will only do the follow up if the Borough requests her to.

Mrs. Stoner stated there may be an encroachment onto railroad property.

C. Truck parking on north end of town.

Mrs. Stoner stated that the Borough Manager reported that the Highway Occupancy permit application has expired, was revoked or denied.

Mr. Finnerty asked if the Borough is going to allow the entrance to continue to be used.

Ms. Hardman stated that the Borough should notify the owners in writing of any violations.

8. PUBLIC COMMENT. NONE

9. ADJOURNMENT/NEXT SPECIAL MEETING 10/19/2016/NEXT REGULAR MEETING 10/25/2016.

MOTION: Mr. Zimmerman moved, seconded by Ms. Brock to adjourn the meeting at 8:13 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer/Recording Secretary