

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
JUNE 28, 2016

MEMBERS PRESENT

Stephanie Stoner
Robert Zimmerman
Anson Seeno

STAFF PRESENT:

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

OTHERS PRESENT: None

Zoning Part 8

Mrs. Stoner stated that review stopped at General Regulations, Section 27-808 Flea Markets at the last regular meeting.

Mr. Finnerty stated that D.(1)d is repetitive and should be removed because (1) states that same thing, "*Parking location shall be in accordance with Part 5.*"

Mrs. Stoner asked what are the issues with flea markets other than overnight lodging.

Mrs. Stoner asked if 3 off street parking spaces and one overflow space is enough for a flea market vendor.

Mr. Zimmerman stated that 3 off street parking spaces and one overflow space should be sufficient based on his knowledge of flea markets.

Mr. Seeno asked about regulations governing compact car spaces referenced in D(1)c.

Mrs. Stoner stated that Part 5 – off-street parking does not address compact car parking size. D(1)c was removed which stated, "*No compact parking spaces are permitted.*"

Mrs. Stoner asked why the ordinance requires a 50' setback for flea markets and their supporting facilities including but not limited to parking and rest areas.

Mr. Finnerty stated the setback should be for visibility.

Mr. Finnerty stated that the signs should be exempt from the 50' setback.

Ms. Hardman stated that Part 6 Signs do not specifically address flea markets. Signs for flea markets would fall under the regulations for the C-2 zoning district.

Mrs. Stoner stated the next section for discussion is 27-808 E. Mobile homes/Manufactured housing.

Ms. Hardman stated that the Federal Government exempted mobile homes or manufactured homes from zoning which allows them anywhere single family dwellings are permitted. The MPC (state regulations) references them as mobile home and the Federal regulation references them as manufactured homes. However, a municipality can adopt appearance standards for mobile homes/manufactured homes.

Mrs. Stoner stated that mobile home parks are permitted in the R-2 zoning district.

Mrs. Stoner asked why modular homes are referenced in this section since the subsection is dealing with mobile homes/manufactured housing only.

Mrs. Stoner stated that E(1)a. permitted place, i. will be removed which states, “*Modular homes shall be permitted in all zoning district where single family dwelling units are permitted.*”

Mrs. Stoner stated that Section (1) mobile home/manufactured home classifications a. should reference Section 27-808E.(3) – Appearance Standards.

Mr. Finnerty stated that (1) c. should be changed from “*or his designee*” to “*or designee*”.

Ms. Hardman stated that (3) Appearance Standards, a. Roof, iii. reference to rolled roof should be removed, “*Roll roofing is unacceptable.*”

Ms. Hardman stated that (3) Appearance Standards a. Roof, v. roof drainage should be 6’ from foundation instead of 5’.

Mr. Finnerty stated that (3)a.iv. should require a pad since it is required by FEMA for mobile homes in the flood zone.

Mr. Finnerty suggested that the Solicitor should be consulted as to whether the different classifications outlined in (2) can be restricted.

Mr. Seeno asked where there is a mobile home park in the Borough.

Mrs. Stoner stated that there is a mobile home park on Kings Highway.

Mrs. Stoner stated that (3) Appearance standards,b. Exterior Siding, iii. *Use of flat or corrugated sheet metal for exterior walls or roof covering is prohibited*” should be removed.

Mrs. Stoner stated that the diagram illustrating the 660 square feet minimum size and the 22’ minimum depth should be removed.

Mrs. Stoner stated that 3.d. *Orientation of the lot* will be changed to *Orientation of the home on the lot.*

Mr. Seeno stated that the illustration for Parallel Placement on Lot and Diagonal Placement on Lot does not depict parallel or diagonal.

Mrs. Stoner stated that the illustration should be revised so the illustration will match the description.

**MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 28, 2016**

1. CALL TO ORDER. The meeting was called to order at 7:30 p.m.

MEMBERS PRESENT

Stephanie Stoner
Robert Zimmerman
Anson Seeno

STAFF PRESENT:

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

OTHERS PRESENT:

None

2. MINUTES:

a. May 24, 2016 Minutes

Page 1, paragraph 9, change “.” to “;”.

Page 4, 6.b. add “next” before Community and change “meetings” to “meeting”.

MOTION: Mr. Zimmerman moved, seconded by Mr. Seeno 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 July 20, 2016 workshop meeting.

5. NEW BUSINESS: NONE

6. GENERAL ANNOUNCEMENTS

a. Tri County Regional Planning Commission Ordinance Drafts and Updates

Mr. Finnerty stated that there is a new model ordinance on the Tri County Regional Planning Commission website for medical marijuana. The state should be issuing licenses by the end of 2016.

Mrs. Stoner stated that the Borough Council will want to know why there is a need for an ordinance.

Mr. Finnerty stated that the ordinance will secure arrangements. The law covers transportation. The lobbyist group is trying to get it removed.

Mr. Finnerty stated that they are working on a dark night sky ordinance.

Mr. Finnerty stated that they are also working on an airport zoning ordinance that should be posted on the website soon.

Mr. Finnerty stated that they will begin work on a wild fire prevention ordinance as part of the Hazard Mitigation plan. The ordinance will include a buffer for residential and commercial construction near wooded areas.

b. Rockfall Project

Mrs. Stoner stated that Rt. 11/15 is now open.

Mr. Zimmerman stated that work is being done at night now.

**7. REPORT ON BOROUGH COUNCIL MEETING - NONE
(Next Council Meeting – July 12, 2016).**

8. PUBLIC COMMENT. NONE

**9. ADJOURNMENT/NEXT SPECIAL MEETING 7/20/2016 - cancelled/NEXT
REGULAR MEETING 7/26/2016.**

MOTION: Mr. Zimmerman moved, seconded by Mr. Seeno to adjourn the meeting at 7:58 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer/Recording Secretary