

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
JULY 26, 2016

MEMBERS PRESENT

Stephanie Stoner
Robert Zimmerman
Anson Seeno
Jennifer Brock

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 27-810 Operation and Maintenance Plans at last workshop meeting.

Ms. Hardman stated that Operation and Maintenance Plans are required for some conditional uses listed in Part 11.

Mrs. Stoner stated that the following conditional uses require an Operation and Maintenance Plan - Section 27-1114 Light Industry in the C-2; Section 27-1115 Self Storage Facilities, Section 27-1117 Junkyards; Section 27-1118 Moderate Hazard Factory and Industrial Uses.

Ms. Hardman stated that the Planning Commission will be reviewing any conditional use that is submitted.

Ms. Brock stated that the uses in the C-1 should also be included.

Discussion was held regarding conditional uses that should be required to submit an Operation and Maintenance Plan.

Mrs. Stoner stated that Section 27-1109 - Animal Kennel and Shelters in the C-1; Section 27-1110 - Commercial Recreation in the C-1; Section 27-1111 - Motels and Hotels in the C-1; Section 27-1112 – Bars in the C-1.

Ms. Brock stated that the C-1 conditional uses have a section referencing lighting and waste disposal.

Mrs. Stoner suggested that all the conditional uses should be required to submit an Operation and Maintenance Plan.

Mrs. Stoner stated that an Operation and Maintenance Plan should also be required for Section 27-1116 Adult Entertainment located in the I zoning district; Nursery and Public Libraries located in the Conservation zoning district; and Public Libraries located in the R-1 zoning district.

Mrs. Stoner stated that Section 27-810. Operation and Maintenance Plan. A. states “Identify the Business or Company Name.”

Mr. Finnerty stated that Section 27-810.A. should be changed to identity of the official business and site address.

Ms. Brock stated there should be a separate ordinance requiring all businesses to provide an operation and maintenance plan.

Mrs. Stoner stated that an operation and maintenance plan should be a control for conditional uses because a conditional use is a use that is special in the zoning district and requires more review.

Mrs. Stoner state that business that has officers that change every year should not be required to provide that information.

Ms. Brock stated that local officials and corporate officials should be identified.

Mr. Finnerty stated that it would be onerous to put all the responsibility on the management personnel.

Ms. Brock stated that some businesses have shifts which have different management personnel on every shift.

Mr. Finnerty stated that the Emergency Response Plan is overseen by the Fire Department.

Mr. Zimmerman stated that Speedway has a large turnover for management personnel.

Mr. Finnerty stated he does not see anything in the regulations that obligates the operation and maintenance plan to be kept current.

Mr. Finnerty suggested that the Emergency Response Plan should include regulations that the plan is kept current.

Ms. Brock stated that the operation and maintenance plan only applies to uses requesting a conditional use approval. The Emergency Response Plan is required for all businesses.

Mr. Zimmerman stated that the EMA Director has night phone numbers.

Mr. Finnerty stated that there are a lot of businesses that have alarms.

Mr. Zimmerman said that the Family Practice in the only business in the Borough that has an alarm.

Mrs. Stoner will add that the operation and maintenance plan must be updated annually.

Mrs. Stoner stated that Section 27-811 is Outdoor Storage of Domestic Composting.

Mrs. Stoner suggested adding animal waste to B.

Mr. Finnerty suggested adding human waste too.

Mr. Finnerty stated that there is a safety factor with composting because grass and saw dust can heat up and start a fire.

Mrs. Stoner stated that Section 27-812 is Single Family Attached Dwellings. There was no change.

Mrs. Stoner stated that Section 27-813 is Stormwater Management and Drainage.

Mr. Finnerty stated that #2 should reference SALDO.

Mrs. Stoner stated that the SALDO section is Section 22-529.1.

Mrs. Stoner stated that Section 27-813 is Trailers used for storage.

Mrs. Stoner stated that vehicles and recreation vehicles will be added.

Mrs. Hardman recommended adding another section addressing dumpster bags and PODS.

**MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
JULY 26, 2016**

1. CALL TO ORDER. The meeting was called to order at 7:37 p.m.

MEMBERS PRESENT

Stephanie Stoner
Robert Zimmerman
Anson Seeno
Jennifer Brock

STAFF PRESENT:

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

OTHERS PRESENT:

None

2. MINUTES:

a. June 28, 2016 Minutes

Page 4,a. change second sentence to read “the state should be issuing licenses by the end of 2016”.

MOTION: Mr. Zimmerman moved, seconded by Mr. Seeno to approve the minutes as amended. 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 August 17, 2016 work shop meeting.

5. NEW BUSINESS: NONE

6. GENERAL ANNOUNCEMENTS: NONE

7. REPORT ON BOROUGH COUNCIL MEETING AND BOROUGH MANAGER UPDATE. (Next Council Meeting – August

A. Junkyard.

Mrs. Stoner stated that the Borough Manager reported that a notice of violation is in the process of being written.

Mr. Finnerty suggested sending a copy of the notice of violation to PennDOT.

Ms. Hardman stated that the front of the property parallel to Rt. 11/15 is zoned C-2. The rear of the property is zoned Industrial. A junkyard is a conditional use in the Industrial zone.

B. Parking Lot

Mrs. Stoner stated that the Borough Manager reported that the parking lot on Rt. 11/15 has a Highway Occupancy Permit. The entrance and exit will be installed this year. PennDOT is not pushing the issue.

Mrs. Stoner stated that the Borough Manager reported that the erosion and sedimentation area is holding pretty good. There is some runoff with heavy rains but that is everywhere.

Mr. Finnerty asked if there is ponding at the entrance to the State Farm building.

Mrs. Stoner stated that the State Farm property is higher.

Mr. Finnerty asked if there is a drain at the roadway to carry water.

Mrs. Stoner stated that there is a drain at the roadway to carry water.

Ms. Brock asked if a storm water management plan is required.

Mrs. Stoner stated that the Perry County Conservation District is aware of the situation. The Perry County Conservation District required the rip rap to be installed.

Ms. Hardman stated there is concern with the speed of the traffic on Rt. 11/15 at the entrance and exit to the site because the trucks pull out very slowly.

Mrs. Stoner stated that at the very least, PennDOT should require that sight distance is met at the entrance and exit.

Ms. Brock stated that once the entrance and exit is paved, the trucks can pull out faster.

Mrs. Stoner stated she will inquire as to when the entrance and exit will be paved. She will also ask if there are different requirements for trucks pulling in and out.

C. Rockville Estates update

Mrs. Stoner stated that there are four houses occupied, one completed, three in the process of being built and one building permit in the office for issuance.

Mrs. Stoner stated that the Borough Manager reported that the runoff issues are being addressed.

D. High grass and sidewalk repair

Mrs. Stoner stated that the Borough Manager asked for any guidance the Planning Commission can give him regarding high grass and sidewalk repair.

Mr. Zimmerman stated that notices were mailed to property owners on Ridgeview and Park Drive to replace the curbing.

Mrs. Stoner suggested contacting volunteer organizations to help residents in need cut high grass and weeds.

Mr. Seeno questioned why the Borough mowed the area by the river.

Ms. Brock stated that it is a sewer easement. Tree roots get in the sewer line.

Mr. Finnerty stated that he will look into whether or not there are any Best Management Practices that could be applied to vegetation in the sewer easement.

Mr. Finnerty stated that the riparian areas should be allowed to let native species grow.

Ms. Brock stated it is a requirement for the Chesapeake Bay to protect native species along the river.

Mrs. Stoner stated that there was an article in the newsletter about high grass. There should be a focus on dangers and visibility issues.

Mrs. Stoner recommended contacting the boy scouts to mow and trim hedges.

Ms. Brock suggested contacting churches for volunteers to help mow and trim hedges.

8. PUBLIC COMMENT. NONE

9. ADJOURNMENT/NEXT SPECIAL MEETING 8/17/2016/NEXT REGULAR MEETING 8/23/2016.

MOTION: Mr. Zimmerman moved, seconded by Ms. Brock to adjourn the meeting at 8:23 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer/Recording Secretary