

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
NOVEMBER 22, 2011

MEMBERS PRESENT

Jennifer Brock, Chairman
Stephanie Stoner
Shawn Vaccaro

STAFF PRESENT

Janet Hardman, Code Enforcement Officer

OTHERS PRESENT

None

1. Meeting dates for 2012 and cancellation of December 27, 2011 meeting date.

Ms. Brock stated the December regular meeting falls on December 25, 2012.

It was determined that the Special meeting would be canceled for December 12, 2012 and the regular meeting would be changed from December 25, 2012 to December 12, 2012.

(For the record, Mr. Vaccaro arrived at 6:45 pm).

The regular scheduled meeting for December 27, 2011 will be cancelled if there is no official business on the agenda.

2. Appendices.

Ms. Brock stated that we stopped at **Appendix D “Memorandum of Understanding – Installation of Public Improvements in conjunction with Preliminary Plan Approval”** at the last Special meeting on November 9, 2011. Appendix D needs to be reviewed.

It was the consensus of the members present to make the following changes:

- The title of Appendix D should be changed from Memorandum of Understanding to Developer’s Agreement.
- Remove the word “Township” throughout the document.
- Change Lancaster County to Perry County throughout the document.
- Change Article 6 to Article 5 in the second Whereas under Recitals.
- Add as the second paragraph, “Whereas, the Borough has required and Developer has agreed that Public Improvements shall be completed by the Developer, as provided in Article 5 of the Borough of Marysville’s Subdivision and Land Development Ordinance of 20____ as amended.

- Add #8. Additionally, Developer agrees to the following:

Appendix D-1 “Memorandum of Understanding and Financial Security – Installation of Public Improvements in conjunction with Final Plan Approval.

- The title of Appendix D-1 should be changed from Memorandum of Understanding to Developer’s Agreement and Financial Security.
- Remove the word “Township” throughout the document.
- Change Lancaster County to Perry County throughout the document.
- Change Article 6 to Article 5 in the second Whereas under Recitals.
- Add, #2 “The Developer, prior to the commencement of work, shall provide in writing to the Borough a notice of intent to commence construction and to provide an anticipated construction commencement date.”
- Add #8. Additionally, Developer agrees to the following:

Financial Security:

- Remove the word “Township” throughout the document.
- Change Article 5 to the appropriate Article in #2.

The work session adjourned at 7:50 pm.

MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 22, 2011

1. CALL TO ORDER. The meeting began at 7:50 pm

MEMBERS PRESENT

Jennifer Brock, Chairman
Stephanie Stoner
Shawn Vaccaro

STAFF PRESENT:

Janet Hardman, Code Enforcement Officer

OTHERS PRESENT:

None

2. MINUTES:

a. October 25, 2011 Minutes

No changes were proposed. The minutes could not be approved because there was not a quorum of the members.

Discussion was held regarding a time limit for conditional use approvals to begin the conditional use; and a time limit to void the conditional use approval if it is not in operation for a six month period.

3. PUBLIC COMMENT. None

4. OLD BUSINESS.

a. Article 4 Subdivision Amendment - Plan Specifications and Procedures

Article 4 review has been completed.

b. Article 5 Design and Improvement Standards.

Ms. Brock stated that Article 5 review has been completed. Article 7 Supplemental Requirements, Test and Studies was completed with the exception of a Park and Recreation Plan. A study is required to complete that section. Article 12 – Mobile Homes Parks is completed.

Ms. Hardman stated that the Appendices are still being reviewed.

Ms. Brock stated that she is working on providing the Lancaster County Model SALDO in word format so that revisions can begin to be made.

c. Well Ordinance.

Ms. Brock stated the well ordinance has been completed.

d. Appendices.

Ms. Brock stated that changes were discussed at the work session. We will begin on Appendix E at the next Special Meeting on December 14, 2011.

5. NEW BUSINESS.

a. Meeting Dates for 2012.

It was determined that the Special meeting would be canceled for December 12, 2012 and the regular meeting would be changed from December 25, 2012 to December 12, 2012.

The regular scheduled meeting for December 27, 2011 will be cancelled if there is no official business on the agenda.

b. Frank Boyer's Property/802 South Main Street.

Ms. Brock stated that this needs to be removed from the agenda until an official plan is submitted.

6. GENERAL ANNOUNCEMENTS.

a. Mrs. Stoner stated that there is a webinar on December 13, 2011 – Updating codes to cultivate green infrastructure and foster sustainable storm water management.

b. Mrs. Stoner stated that there is an announcement from the EPA that they are working on proposals for urban water's small grants for improvements to water quality with activity that supports community revitalization. The grant is for education and training for water quality improvement on green infrastructure jobs.

**7. REPORT ON BOROUGH COUNCIL MEETING (Next Council Meeting 12/12/11).
None.**

**8. ADJOURNMENT/NEXT SPECIAL MEETING DATE 12/14/2011 @
6:30pm/NEXT REGULAR MEETING 12/27/11 @ 7:30 pm, WORK SESSION @
6:30 pm.**

The meeting adjourned at 8:07 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer