

**MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
DECEMBER 11, 2013
6:30pm**

Discussion beginning on Page 14 of SALDO Definitions: The individual changes will be shared by Chair Stephanie Stoner to Connie, borough staff. Some items are grammatical in nature and others capitalization should/should not be used at certain places.

The substantive changes are under

SEWAGE FACILITIES: Delete B, C and E as they are not addressed in the ordinance

SHARED TRIPS: Delete

SIGNIFICANT TREE: replace "caliper" with 'diameter'

STORMWATER: If in Zoning, use that definition

STREET: replace "viaduct" with 'underpass'

STRUCTURE: manmade is one word

REGULAR MEETING

7:30PM

The meeting was called to order at 7:30pm by Chair Stephanie Stoner.

1.ROLL CALL:

Members present: Chair Stephanie Stoner, Jennifer Brock, Art Vaitl, and Bob Zimmerman.

Staff present: Ann Simonetti, Recording Secretary; and, Jason Finnerty, TCRPC

The solicitor and engineer were excused.

Chair Stoner requested that Jason Finnerty be added to roll call and that he be added to the distribution list of agendas and minutes.

2. Minutes, October 22, 2013:

Work Session portion:

Last paragraph of page 1 – Change “Grown” to ‘Growth’; and, remove apostrophe in second BMPs.

Page 2 – 9th paragraph ` change “Kiran” to ‘Kirwan’.

Page 3 – 8th paragraph – Insert the numeral.

Regular Session:

Page 7 – last paragraph – change “mount” to ‘mountain’.

Page 8 - remove entire 7th paragraph that references statute of limitations.

Paragraph 13 – change “should” to ‘could’

Page 9 – remove Jason’s comment

Motion to adopt the minutes as changed by Jennifer Brock, seconded by Art Vaitl and approved unanimously.

[No #3 was used.

4. PUBLIC COMENT:

For the record, Ann Simonetti reported that Borough Council accepted the resignation of Chris Albright from the Planning Commission.

Ann posed the question about the Corl property at 106 S Main and if PC had addressed the resubdivision of the two plots. It was not presented to the PC.

Mrs Corl wants to raze the burned house and raise a ranch across two plots. Their attorney recorded a deed joining the two plots.

Chair Stoner asked if a plan can be recorded if the PC has not signed. She asked Ann to request an answer from the Recorder of Deeds.

Ann announced that she notified BC of her impending retirement from her borough council position effective December 31, 2013.

5. OLD BUSINESS:

A. Chair Stoner stated that SALDO Part 2 is being completed. She is working directly with Connie in the office. Parts 3 and 6 will be addressed at the January meeting following reorganization.

B. Zoning ordinance is not completed at this time.

C. Well Ordinance – Stephanie is still working on it.

6. NEW BUSINESS:

A. Vacancies: PC suggested that council consider placing ads in the Sentinel and Duncannon Record, newsletter, and website. The newspapers were suggested because a vacancy has not been filled for two months already. Ann stated that two councilors can serve on PC.

7. ANNOUNCEMENTS:

A. Update on Rockfall Project:

Mr Finnerty, TCRPC, shared a print out of the PennDOT rockfall project. The portion at the south end of Marysville is scheduled to be bid in January of 2015, let in spring of '15, and completed by fall of '15.

B. Reorganization meeting will be held on January 28, 2014 at 7:30pm.

Ann asked which terms are maturing the end of this year. They should be presented to BC at their reorganization meeting which will be held on January 6, 2014. Ann is to ask Connie for the names and terms of the PC members.

A review of the dates for 2014 are as listed January thru October Special meetings will be held on the first Tuesday monthly February thru October. No work sessions will be held in November and December. November and December will be combined with the special meetings to be held on November 18 and December 16. The primary election is on May 20 and the general is November 4.

8. DISCUSSION:

Chair Stoner said she contacted Solicitor Dan Altland and inquired as to whether or not the borough engineer was involved in discussion with PennDOT as to the request from Rockville to remove the age restriction of over-55. Mr Altland said that Engineer Ron Brown was involved. He was asked why it was not brought back to the PC for recommendation. He responded that neither Zoning nor SALDO state that requirement.

Ms Brock said some people will be surprised to hear about the change.

Chair Stoner said there is nothing PC can do. It can be discussed and reviewed for Phase II. She will ask Engineer Brown for insight as to the designation removal.

Ann Simonetti suggested Chair Stoner contact Paul Hepler and the PennDOT engineer noted in the meeting minutes.

Mr Zimmerman stated timbering is being done at the base of the mountain.

Ms Brock said this act should be discussed with Rockville.

Bob Zimmerman inquired about the berm/buffer restriction behind the homes on Ridgeview on the Rockville property. He said they have been cut down. He contacted Manager Scott Weaver. The cutting continued.

Art Vaitl said a 30' buffer and berm are to be retained/installed.

Ms Brock said a drainage easement is required in addition to the buffer.

Chair Stoner recounted that the garage belonging to the first house is on the adjacent plot. It was agreed by the parties that nothing will be changed.

The question of other tree removal at the Lions Club was mentioned. Mr Zimmerman said that is an Eagle Scout project. Trees were cut and the bridge painted.

Ms Simonetti stated that the borough cut down six trees in the park on the Square. The Shade Tree Commission was not consulted. Trees should not have been removed as we are attempting to install a tree canopy to comply with BMPs of the Chesapeake Bay Agreement.

Chair Stoner brought up the need for a traffic study to remove the over-55 restriction.

Mr Zimmerman suggested requesting the engineer to attend the next meeting.

Chair Stoner will ask Manager Weaver and Solicitor Altland to provide written reports on Rockville for 2013. Also, a written updated report from Rockville will be requested.

Chair Stoner said she placed a call and sent an email to Manager Weaver today regarding the salon on State Road and the paved back yard.

Mr Zimmerman asked the status of the police department. Ms Simonetti said the grievance is now in arbitration.

A motion to adjourn by Ms Brock, seconded by Mr Zimmerman, and passed unanimously completed the meeting at 9:10pm.

Recording Secretary,

Ann Simonetti