

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
DECEMBER 12, 2012

MEMBERS PRESENT

Jennifer Brock
Stephanie Stoner
Lou Simonetti
Art Vaitl

STAFF PRESENT:

Janet Hardman, Code Enforcement Officer

OTHERS PRESENT:

Ann Simonetti, Borough Council

1. 2013 Planning Commission meetings.

It was the consensus of the Planning Commission to eliminate the December 11, 2013 Special meeting, eliminate the November 26, 2013 regular meeting and change the December 24, 2013 regular meeting to December 11, 2012.

2. Zoning Definitions.

Ms. Brock stated that further review is needed on the zoning ordinance definitions. Mrs. Simonetti provided a list of definitions that need to be discussed.

Mrs. Simonetti stated that she spoke to the Borough Solicitor about the items that are in bold. Mrs. Simonetti began the review of the zoning definitions in question as follows:

561/2 Add Building Code Official – certified by L&I to inspection, permit and issue CO's.

Mrs. Simonetti stated that there is a difference between CO and Certificate of Use. The CO or Certificate of Occupancy is issued by the Building Code Official because it is building code related. The Certificate of Use is issued by the Zoning Officer because it is zoning ordinance related.

#59 – No height restrictions. What about the cell tower with antenna – not over 200'.

Mrs. Simonetti stated that the Borough Solicitor stated that this was addressed in the conditional use section.

#61 – Add demolition permit

Mrs. Simonetti stated that that demolition is in the building code.

#83 – “person with disabilities”

Mrs. Simonetti stated that “person with disabilities” is the correct reference to a person with a handicap.

#84 – Add “and in concert with the County comprehensive plan”.

This was added.

#93 – Add “and manufactured homes”.

Mrs. Stoner stated that it was changed to mobile home because the County Planning Commission stated in their comments that mobile home is what is used in the MPC.

Ms. Brock stated that they determined that both words should be used everywhere where referenced as follows manufactured home or mobile home.

#95 – Does this mean a remodeler is not a contractor?

Mrs. Simonetti stated that the Borough Solicitor addressed this comment.

#107 ½ - Add Demolition Permit

Mrs. Simonetti stated that demolition permit was not added

#125 – Add “and each unit having one side yard”

Mrs. Hardman stated that this phrase is not needed because the dwelling is a unit on the first floor and a unit on the second floor.

#133 – see Page 3 of Janet’s comments

Mrs. Simonetti stated that there are two side yards.

#135 – Add “timbering”.

It was the consensus to add timbering.

#139 – Elderly - change to “Over 55”

Mrs. Simonetti stated that elderly is the correct term.

#145 ½ - Should exterior parking lot be added? See 221.

After discussion was held it was determined that the interior parking definition should be deleted and there was not a need for exterior parking lot definition, however, the parking section of the ordinance will be reviewed first.

147 & 148 – Low and Moderate Hazard – is there a “high hazard” to add?

It was the consensus that high hazard definition should be added.

161-166 Define Floodplain Overlay District 27-403.f. Should these be in the new floodplain document?

Mrs. Simonetti stated this comment was addressed.

#180 – what does gardening have to do with livestock?

It was the consensus to delete “excluding livestock” from the definition of gardening.

#215 – Don’t understand the last part of the sentence.

It was the consensus to remove “initially” from the definition.

(For the record, Mr. Vaccaro arrived at 7:23 pm)

#225.C.2 – do we have an ag zone? 3. – not a complete sentence.

Ms. Hardman stated that the definition of land development is word for word from the MPC.

#229 “decorative features” – does this mean a waterfall or a pink pelican?

The definition is ok.

#231 – “agricultural” should be stricken.

Ms. Brock stated that timber harvesting is agricultural. Agricultural was not stricken.

#232 – Lighting – does this agree with the dark skies portion adopted?

The definition is ok.

#233 – Do we address “on-street” parking.

The definition is ok.

#235 – Is this necessary language?

Yes it is necessary language.

#236 – See page 4 of Janet’s comments

Lot, corner – remove.

#239 – Intersect not interest

Ok to make change.

#246 – Establishments – does this include Home Occupation?

“Establishments” was changed to “activity” to be in accordance with home occupation regulations.

#257 – Minor Repair – “egress” – does this include windows?

This definition is ok.

#266 – appears the final word(s) is missing

The word should be “re-grading”.

#279 – The borough official can only issue a certificate of use. A BCO must issue the C/O.

No change.

#287 – “of a development” – Can this be removed? Yingst’s open space is for all residents.

Open space, common defines open space for all residents.

#295 – Parking stall is referenced - should this term be added?

Change the word “stall” to “space”.

#304 – “planned development district” not used in the definitions.

Should be planned development

#315 – Add “or similar technology”.

It was the consensus to add “or similar technology”.

#320 – Add verbiage from Page 8 of Janet’s comments.

Use staff definition.

#323 – Insert “local” (comp plan).

It was the consensus to insert “local”.

**MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 13, 2012**

1. CALL TO ORDER. The meeting began at 7:45 pm

MEMBERS PRESENT

Jennifer Brock, Chairman
Stephanie Stoner
Lou Simonetti
Shawn Vaccaro
Art Vaitl

STAFF PRESENT:

Janet Hardman, Code Enforcement Officer

OTHERS PRESENT:

Ann Simonetti, Borough Council

2. MINUTES:

a. October 23, 2012 Minutes

MOTION: Mr. Vaccaro moved, seconded by Mrs. Stoner to approve the minutes as submitted. The motion passed unanimously.

3. PUBLIC COMMENT

Mrs. Simonetti stated that the Breakfast with Santa, the Christmas Tree Lighting ceremony and the Bus Trip to New York City all went well. The Valentines Dinner will be held again at the Senior Center.

4. OLD BUSINESS.

Ms. Brock stated that the revisions to the SALDO are being kept on the agenda because the Planning Commission is still working on it. A park and recreation plan also needs to be prepared.

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 is moving forward in the final review.

c. Well Ordinance.

Ms. Brock stated the well ordinance is moving forward in the final review.

d. Appendices.

Ms. Brock stated that the Appendices is moving forward in the final review..

4. NEW BUSINESS.

a. 2013 Planning Commission meetings.

Ms. Brock stated that the 2013 Planning Commission meetings were discussed at the work session.

b. Zoning Definitions.

Ms. Brock stated that definitions 561/2 to 323 were discussed in the work session. The zoning definition review continued at 326.

#326 – Public Notice – check current borough code.

No change.

#332- Rec Areas – insert “leased”.

“leased” was inserted in the definition of Recreation Areas.

#341 and 342 – same name/different descriptions.

Ms. Brock stated that private clubs that do not have non-profit status are not open to the public.

Mr. Simonetti stated that the gun club is private but not nonprofit.

Ms. Brock suggested removing ”nonprofit” from the definition of private recreation.

367 B – “fenced compound” – are they always “fenced”?

Definition is ok.

3781/2 – Add Street Unopened?

Definition of “street, unopened” is not necessary.

390 – Is this a note for someone to look up info and insert here.

Timber harvesting, commercial references to the Borough Code of Ordinance.

Ms. Hardman reviewed the Borough Code of Ordinances. The Borough Code of Ordinances does not have a timber harvesting ordinance. Further research needs to be done regarding this issue.

#391 – Is this true ”Per the FCC or PUC?

The definition “Tower, cellular” is covered under Section 276-114 – Personal Service Facilities.

#392 – transmitter/receivers?

NA

#399 – Curious why this is limited to adult entertainment only.

Definition is ok

#400 – Truck terminal – Give Specialty example

Definition is ok

#413 – Watershed – “devising” – is this word correct?

Should be dividing.

#419 – Winery – DOA licenses wineries?

Wineries are regulated by the Department of Agriculture and the Liquor Control Board.

#424 – Yard buffer – why not list the width here?

The definition is ok because the text differs in the width of a buffer yard.

5. GENERAL ANNOUNCEMENTS. NONE

**6. REPORT ON BOROUGH COUNCIL MEETING - NONE
(Next Council Meeting 1/14/13).**

**7. ADJOURNMENT/NEXT SPECIAL MEETING DATE 1/22/2013 @ 6:30pm/NEXT
REGULAR MEETING @ 7:30 pm, NEXT WORK SESSION 1/9/13 @ 6:30 pm.**

Adjournment: Mr. Vaccaro moved, seconded by Mr. Vaitl to adjourn the meeting at 8:32
p.m.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer/Recording Secretary