

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
MARCH 25, 2014

1. New Member

Mrs. Stoner stated that Anson Seeno was appointed to the Planning Commission but cannot attend until June because he is a teacher. She will contact him and tell him thank you for serving on the Commission.

2. SALDO Summary

Mrs. Stoner stated there is Part 1 and 3 were discussed at the workshop meeting. The Tri County Regional Planning Commission model was used. Article 8, 9 and 10 of the Tri County model was included in Part 3 Administration (Article 8-Fees, Article 9-Modifications of Requirements and Article 10 Enforcement, Amendments, violations, Appeals, Penalties, Severability, and Repealer).

Part 3 - Administration

Mrs. Stoner stated that the Tri County Article 8 –Fees required a fee for a time extension. It was recommended that a fee for a time extension be removed.

Mr. Finnerty stated that if the fee for an extension is not paid, Borough Council would be required to take action on the plan.

Mr. Vaitl stated that the action on the plan would be a negative action.

Mrs. Stoner stated the fee for a time extension was removed.

Mr. Finnerty stated that some ordinances requires fees for each waiver requested.

Mrs. Stoner stated that “Other Fees” in the Tri County model was removed for permits for opening roads, connecting to municipal sewers, building construction and the cost to cover advertising of a deed of dedication ordinance.

Ms. Hardman stated that usually an ordinance is not adopted for the acceptance of a deed of dedication. A resolution should be adopted to accept deed of dedications.

Mr. Finnerty recommended that the Planning Commission consult with the Borough Solicitor regarding whether an ordinance or resolution is needed to accept a deed of dedication.

Mrs. Stoner stated that there was no change to the Tri County Model Article 9 - Modifications of Requirements. Modifications of requirements will be added to Part 3.

Part 1 General Provisions

Mrs. Stoner stated that the Tri County Model Ordinance, Article 2-Purpose, Authority, Application and Interpretation was used as Part 1 General Provisions.

Ms. Hardman stated that they questioned whether #4 “*Assuring equitable and uniform handling of subdivision and land development plat applications.*” and #15 “*Ensuring the equitable handling of all subdivision and land development plans by providing uniform standards and procedures.*” was the same. It was determine that they are different and should remain as is.

Ms. Hardman asked if #5 “*Assuring coordination of intra, and inter-municipal public improvement plans and programs,*” was applicable to Marysville.

Mrs. Stoner stated that #5 is applicable. Marysville Borough does attempt to coordinate services.

Part 6 Improvement and Maintenance Guarantees

Ms. Hardman stated that Part 6 was not reviewed at the workshop meeting.

Ms. Hardman stated that this section is usually taken word for word out of the MPC.

Mr. Finnerty recommended that irrevocable letter of credits should be automatically renewable to avoid expiration of a letter of credit.

Ms. Brock stated that the words “automatically renewable” should be added in front of irrevocable letters of credit in Section 602.2.A of Tri County model ordinance Article 6.

Mr. Finnerty stated that the irrevocable letter of credit is in the name of the applicant. The applicant would be responsible for renewal.

Ms. Brock stated that the sentence could read that the irrevocable letter of credit must be automatically renewed and maintained by the applicant.

Mrs. Stoner stated that if the applicant wants to provide a different type of financial security, the Council could consider it the way the ordinance is written.

Mrs. Stoner stated that Part 1, 3, and 6 are done. She will start to put together the entire package for the next meeting. The final draft of the entire SALDO can be reviewed at the next workshop meeting.

Mr. Finnerty stated that review by the County will be easier since some of the Tri County model ordinance was used.

OTHER:

Mrs. Stoner stated that there is an Tri County Regional Planning Commission Outreach Meeting on Thursday, March 27, 2014. Mrs. Stoner asked if this meeting is done regularly.

Mr. Finnerty stated that outreach meetings are done three times a year. They have a round table discussion to find out what is happening in communities and issues they are facing.

Mr. Finnerty stated the meeting on Thursday, March 27, 2014 will be from 7:00 pm to 9:00 pm at the Penn Township Municipal Building.

Mrs. Stoner and Ms. Brock stated they will be attending.

Mr. Finnerty stated that the summary needs to be finalized and posted on the website.

(For the record, Mr. Vacarro arrived at 7:25 pm)

**MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
MARCH 25, 2014**

CALL TO ORDER. The meeting was called to order at 7:30 pm

1. ROLL CALL:

MEMBERS PRESENT

Stephanie Stoner, Chairman

Jennifer Brock

Art Vaitl

Robert Zimmerman

Shawn Vacarro

STAFF PRESENT:

Janet Hardman, Code Enforcement Officer

Jason Finnerty, Tri County Regional Planning Commission

OTHERS PRESENT:

None

2. MINUTES:

a. February 25, 2014 Minutes

Page 4, 5.A, paragraph 4 change "Planning Commission" to "Borough Council".

Page 7, 6.B. change "Holly" to "Holy" in two places.

MOTION: Ms. Brock moved, seconded by Mr. Zimmerman to approve the minutes as amended, motion passed unanimously.

3. PUBLIC COMMENT. None

4. OLD BUSINESS.

A. SALDO:

Mrs. Stoner stated that the SALDO revisions are complete. She will have the entire ordinance compiled for review at the next regular meeting. Once the entire ordinance has been reviewed it will be forwarded to the Borough Solicitor for comment. Once the Borough Solicitor's comments have been incorporated it will be forwarded to Perry County Planning Commission for comments.

B. Zoning Ordinances/Chapter 27 (2007):

Part 14 Development Standards

Part 15 Performance Standards

Mrs. Stoner stated that Part 14 and Part 15 will be reviewed when the SALDO is completed.

C. Well Ordinance.

Mrs. Stoner stated that the well ordinance will be reviewed to finalize it at the next workshop meeting on April 15, 2014. The well ordinance is referenced in the SALDO.

5. NEW BUSINESS. None

6. GENERAL ANNOUNCEMENTS.

A. Road Paving.

Mr. Zimmerman stated that the Borough Manager indicated that the Borough will be starting paving streets in the summer. Most of the streets are on the northern side of town. Kings Highway and Park Street will also be fixed from Rt. 11/15 within the first 100 feet.

Mrs. Stoner stated that the Borough Newsletter lists all the streets that are planned to be fixed. The date to begin is not indicated but the completion date is July 1.

B. Billboard on Rt 11/15.

Mrs. Stoner stated she prepared a letter to be sent to Lamar Advertising regarding the lighting used in the billboard at the Rockville Square. Mrs. Stoner read the letter to the Planning Commission.

Mr. Vaitl stated that the lighting is a distraction to drivers and needs turned down.

C. Other

Mrs. Stoner stated the all members received a new MPC and Planning Series #6 "The Planning Commission in Pennsylvania".

D. Community Goals Meeting

Ms. Stoner stated that there will be a Borough Council Community Workshop meeting on Monday, May 5, 2014 at the Firehouse at 6:30 pm to discuss goals for the Borough. The meeting will be helpful for Comprehensive Plan revisions.

Mr. Zimmerman stated that the Borough Manager mentioned that the meeting can be used for Comprehensive Plan updates.

7. REPORT ON BOROUGH COUNCIL MEETING (Next Council Meeting April 14, 2014).

Mrs. Stoner stated that she did not receive a copy of the Borough Council agenda and minutes so she has nothing to report.

9. ADJOURNMENT/NEXT SPECIAL MEETING DATE 4/15/14 @ 6:30pm/NEXT REGULAR MEETING 4/29/14 @ 7:30 pm, WORK SESSION @ 6:30 pm.

MOTION: Ms. Brock moved, seconded by Mr. Zimmerman to adjourn the meeting at 7:55 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer