

MARYSVILLE BOROUGH PLANNING COMMISSION MEETING
WORK SESSION
April 23, 2013

The work session was opened by Chair Stoner at 6:30pm.

MEMBERS PRESENT:

Stephanie Stoner, Chair
Jennifer Brock
Lou Simonetti
Art Vaitl
Robert Zimmerman

STAFF PRESENT: Ann Simonetti, Recording Secretary; and, Jason Finnerty, TCRPC arrived at 7:00pm

No key to the office was available to make photocopies. Ms Stoner requested that the borough office provide copies of the Ordinances including the SALDO and ZONING chapters to Mr Zimmerman. Ms Stoner read portions and discussion followed. SALDO, Article 5 review this is referred to the Parks & Recreation Committee. A recommendation for BC to establish an in-lieu-of fee based on fair market value and acreage be set aside for development of parks within the development as well as off-site locations within the borough.

Zoning: Part 8, 27-805 d – An Erosion and Sediment Plan should be prepared for all earth disturbances regardless of size of disturbed earth. This may be simply a silt fence to capture potential runoff. The County Conservation reviews plans for more than 5,000 sq ft. The borough engineer should review lesser sizes.

Zoning: Part 8, 27-809 h2 Forestry – A logging plan should be filed with the borough prior to active work commencing.

Zoning: Part 11, 27-1110, (second) 1 Succinctly combine the 'lists' under one general heading rather than repeat numerous times.

Zoning: Parts 13, 15 copies will be provided to the members prior to the next meeting for review with discussion at the next meeting.

REGULAR MEETING MINUTES

Chair Stoner called the meeting to order at 7:30pm.

1. Introduction of Visitors and Roll Call of Members.

* Jennifer Brock	* Robert Zimmerman III
Chris Albright	* Lou Simonetti
* Art Vaitl	exc Dan Altland, Solicitor (P. Daniel Altland Attorney at Law)
* Shawn Vaccaro	exc Ron Brown, PE (Pennonni Associates Inc.)
* Stephanie Stoner	* Jason Finnerty, Tri-County Regional PC
exc Janet Hardman, Zoning Officer/Recording Secretary	

Staff: Ann Simonetti, Recording Secretary

2. MINUTES

March 26, 2013 meeting minutes

Corrections: page 1, 'park' should be "parks" at three places page 3 'Ms Brocks' should be "Ms Brock", page 6, e – 'form' should be "from"; #5, 4th sentence. 'Mrs' should be "Mr"

Ms Simonetti asked if page 3, 8th paragraph, is correct as typed based on discussion during the work session regarding the 2,000 square foot vs 5,000 square feet of earth disturbance.

Mr Finnerty stated County Conservation issues letters as identified in 27-805.D. He offered to consult with Nell Imes at the county office for clarification. An NPDES permit by DEP is required for one acre or larger of earth disturbance.

MOTION by Ms Brock, seconded by Mr Vaitl as amended. Passed unanimously.

3. PUBLIC COMMENT – Please Keep to a Three (3) Minute Time Limit.

Ms Simonetti shared that an electronics recycling pick up is scheduled for May 18 from 8am to 1pm, in the borough parking lot. Also, the Marysville Fire Ladies Auxiliary has cashews and nuts for sale.

Mr Finnerty distributed a Perry County Comprehensive Plan Survey for completion. Ms Stoner suggested they be returned to the office to be sent together or scanned and emailed to Mr Finnerty.

5. OLD BUSINESS:

A. SALDO:

Article 4 Subdivision Amendments - Plan Specifications and Procedures Ms Brock reported this is finished

Article 5 Design and Improvement Standards REFERRED TO PARKS & RECREATION COMMITTEE. The Planning Commission recommends the establishment of an in-lieu-of fee based on fair market value of the acreage be set aside for development of parks within the development or an off-site location within the borough.

Ms Stoner said the PC is recommending to BC that application be made for grants for acquisition and development of parks within the borough. Ms Simonetti stated BC voted in opposition to applying for the DCNR C2P2 grant that was due on April 14. She suggested Ms Stoner write a letter to the BC president with the request.

Appendices – Ms Brock stated that she and Ms Hardman completed this section.

B. Zoning Ordinances/Chapter 27 (2007)

Part 8 An Erosion and Sediment Plan should be prepared for all earth disturbances regardless of size of disturbed earth. This may be simply a silt fence to capture potential runoff. The County Conservation reviews plans for more than 5,000 sq ft. The borough engineer should review lesser sizes.

Part 11; combine the 'lists' under one general heading rather than repeating numerous times.

Part 13, Do not use the word 'Swales' Stream protection "filtering" rather than 'cleaning'.

Chapter 27, Part 2 Definitions 412 Water course/waterway Add "unless developed as part of an approved Stormwater Management Plan including easements."

Ms Simonetti mentioned that Solicitor Altland recommends removing definitions not noted in the ordinance. Ms Stoner said the PC wishes to keep them so persons reading the ordinance will know they were not forgotten. Mr Vaitl added he sees no harm in keeping the definitions in that section.

Ms Stoner will decide if Parts 14, 15, 16 and Definitions should be placed on the May workshop agenda on May 8th at 6:30pm.

C. Fee Schedule: Resolution 274 (Zoning) & SALDO fees – The fees are set by BC, therefore, this item is referred to the Finance Committee for updating. Ms Simonetti said that Ms Hardman offered fees from municipalities with which she is familiar. That was the reason for placing this on the PC agenda. Ms Stoner shared copies provided by the borough office for the Finance Committee members.

D. Well Ordinance – Ms Stoner is working on the preparation of an ordinance.

6. New Business: Ms Stoner asked Mr Finnerty the procedure for forwarding the ordinance(s) to the Perry County Planning Commission for review. He stated to send it to him upon completion as a total ordinance and not by sections. Following his review, PC will review his comments and take action accordingly. Then the ordinance will be forwarded to Solicitor Altland for legal review. Following his review, BC will take necessary action on his comments. Then a public hearing will be held before the BC after which they will advertise the ordinance for adoption.

7. General Announcements Mr Zimmerman stated the Fire Company will have flowers for sale for Mother's Day and a chicken bbq on May 11.

8. Report on Borough Council meeting. (Next Council Meeting May 13, 2013 @ 7:30pm.)

Ms Simonetti stated a presentation was made to the Sewer & Sanitation Committee to implement an asset management program beginning with the wastewater treatment plant since all the pipe, valves, pumps, etc are new following the sewer and stormwater separation and the repairs following the flood. Ms Stoner asked when the serious sinkhole on Kings Highway will be repaired. It is treacherous and a safety issue and should be addressed immediately. Also, she asked when the work on the Roberts' property will be completed.

Mr Vaitl asked where the money to install ADA ramps in the sewer/stormwater separation project area was obtained. Ms Simonetti answered it is the H2O grant monies which total \$500,000.

Mr Vaitl inquired how frequently the electronics recycling pick up will be scheduled. Ms Simonetti stated that is unknown. She anticipates equipment will be left in the parking lot since this is the first pick up scheduled since the new law went into effect on January 24 of 2013.

9. Adjournment at 8:45pm on motion by Mr Zimmerman, second by Ms Brock, and, passed unanimously.

Respectfully Submitted,

Ann Simonetti
Recording Secretary

Next Workshop Meeting Date 5/8/2013 at 6:30pm

Next Meeting Date 5/28/2013 at 7:30pm