

MARYSVILLE BOROUGH PLANNING COMMISSION  
WORK SESSION  
MAY 24, 2011

**MEMBERS PRESENT**

Art Vaitl  
Stephanie Stoner

**STAFF PRESENT**

Ron Brown, Borough Engineer  
Janet Hardman, Code Enforcement Officer

1. Well Ordinance.

Mr. Vaitl stated that a trenching well is a closed loop system.

Mr. Brown stated that water goes through a grid and back in.

Mr. Vaitl stated that the temperature is created by pressure from the pumps.

Mrs. Stoner stated that it is pumping antifreeze.

Mr. Brown stated that it is similar to the old solar panels.

Mr. Vaitl stated that the antifreeze is a type that is more eco friendly.

Mr. Brown stated that electric prices keep going up and fuel oil prices were around \$3.70 a gallon.

2. Snow Easements

Mr. Brown stated that he provided two sample ordinances from Derry Township and Newberry Township. Derry Township ordinance applies to permanent cul-de-sacs and requires two snow dump areas which are 30 feet in width and extend the full depth of the cul-de-sac right of way. He would recommend a depth of 5' to 10'.

Mrs. Stoner stated that the Newberry Township ordinance requires a snow dump area that is narrow and long.

Mr. Brown stated that Newberry Township ordinance requires a curb cut of 20' in width and 10' in depth which would be 200 square feet. The Derry Township ordinance requires two snow dump areas which would total 600 square feet.

Mrs. Stoner stated that Mr. Weaver, the Borough Manager does snow removal. He would have a recommendation. She prefers the ordinance that requires two short areas.

Mr. Vaitl stated that two short areas would be easier for the snow plow operators and would not affect the abutting property as much.

Mr. Brown stated that the Derry Township ordinance is his preference.

Mrs. Stoner stated that the dimensions of the snow dump area could be increased.

Mr. Vaitl questioned the right of way width for a street.

Mr. Brown stated that the typical right of way width for a street is 50 feet.

Mrs. Stoner stated that Kings Highway is not in the center of the right of way.

Mr. Brown stated that Kings Highway is probably not in the center of the right of way because of widening.

Mr. Vaitl suggested the snow dump area be a minimum width of 10 feet.

Mr. Brown stated that Derry Township ordinance is providing a grass area behind the curb to allow snow to be placed. A depressed curb would be required.

Mr. Brown stated that the right of way would be 25' from the radial point in the circle with a 15' paved area would provide a 10' area for the snow easement. A snow easement of 30' wide x 10' deep for snow piling would be recommended.

Mrs. Stoner asked if the cul-de-sac has no parking. The idea of a large cul-de-sac is for emergency vehicle turnaround.

Mr. Brown stated that page 158 of the Model Lancaster County SALDO requires a cul-de-sac right of way of 100' with an 84' paved area.

Mr. Vaitl stated that an 84' paved area is needed for fire trucks and school buses.

Mr. Brown stated that 52' from the center would be required for snow easements. Generally cul-de-sacs do not have center islands. A requirement of 10' from the center line will dictate where the snow area will be located.

Mrs. Stoner asked if the cul-de-sac should be posted as no parking.

Mr. Brown stated that it could be posted as no parking in snow emergencies.

Mrs. Stoner stated that it is not recommended that abutting property owners have plantings in the cul-de-sac right of way.

Mr. Brown stated that sidewalks could be required around the cul-de-sac but the sidewalk could not be used for snow storage.

Mrs. Stoner stated that the sidewalk could end at the cul-de-sac.

Mr. Vaitl stated that sidewalks on one side of the street have been permitted.

Mr. Brown stated that the snow easement would have to be on the other side of a sidewalk to prevent snow storage on sidewalks.

Mr. Vaitl stated that a 10' x 30' snow easement would go beyond the sidewalk.

Mr. Brown stated that the adjacent property owner would have to maintain the snow easement adjacent to their sidewalk.

Mrs. Stoner stated that she would not be a happy homeowner if she had to remove an eight foot snow pile.

Mr. Vaitl stated that the sidewalk could be installed close to the road and the snow could be pushed past it.

Mrs. Stoner stated that she is not opposed to not requiring sidewalks in cul-de-sacs.

Mr. Brown stated that it is not recommended to stop a sidewalk and restart it.

Mrs. Stoner stated that the curb could be designed to allow the plow to go over the sidewalk.

Mr. Brown stated that a rolled curb would permit the plow to go over the sidewalk.

Mrs. Stoner asked if the snow plow would catch on the sidewalk on the way out.

Mr. Brown stated that the snow plow operator will pick up the plow on the way out.

Mr. Brown stated that the Newberry Township ordinance requires a snow easement of 20' wide x 10' deep.

Mr. Vaitl stated that he likes the 30' wide x 10' deep snow easement.

Mrs. Stoner stated that the Rockville Estates subdivision plan has 20' x 20' snow drop easements. One cul-de-sac that has no sidewalks and one cul-de-sac have sidewalks that continue all the way around the cul-de-sac.

It was the consensus of those members present to require 30' x 10' snow easement areas in cul-de-sacs.

Mrs. Stoner stated at a 20' x 20' snow easement does not take up as much room.

Mr. Brown stated that he recommended two 30' x 10' snow easement areas be provided instead of one.

Mr. Vaitl stated that two snow easement areas should be provided.

Mr. Brown stated that two snow easement areas of 30' x 10' will provide 600 square feet of snow area.

Mrs. Stoner asked if snow can be placed in the utility easements.

Mr. Brown stated that if depressed curbs are installed, snow can be placed in utility easements.

Ms. Hardman stated that the Newberry Township Ordinance will be reworded as follows, *“Two snow storage easements shall be provided at the end of cul-de-sac, which shall provide drainage as the snow melts. A curb cut shall be provided at least 30' in width and 10' in depth and the*

*easement shall be located so that a snow plow can push snow relatively straight from the street to the far end of the cul-de-sac. The snow storage easements shall be located clear of any driveway. The sidewalk area shall not be included in the snow storage easement.”*

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

MARYSVILLE BOROUGH PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MAY 24, 2011

No action can be taken due to a lack of a quorum

**CALL TO ORDER.** The meeting began at 7:30 pm

**MEMBERS PRESENT**

Art Vaitl  
Stephanie Stoner  
Chris Albright

**STAFF PRESENT:**

Janet Hardman, Code Enforcement Officer  
Ron Brown, Borough Engineer

**OTHERS PRESENT:**

NONE

**1. MINUTES:**

**a. March 22, 2011 and April 26, 2011 Minutes**

March 22, 2011 minutes, page 2, paragraph 11, add “geo thermal” in front of wells.

**2. PUBLIC COMMENT. NONE**

**3. OLD BUSINESS.**

**a. Article 4 Subdivision Amendment - Plan Specifications and Procedures**

Article 4 review has been completed.

**b. Article 5 Design and Improvement Standards.**

1. Snow Easements. Discussion was held in the work session.

2. Assignment of chapters:

- a. Article 1 General Provisions and Article 2 Language and Definitions – Assigned to Mr. Vaitl
- b. Article 3 Administration – Assigned to Mr. Albright
- c. Article 6 Assurance from completion/maintenance of improvements – NOT assigned.
- d. Article 7 Supplemental Requirements, Tests and Studies – Assigned to Mrs. Stoner
- e. Article 12 Mobile Home Parks and Appendices - NOT assigned

**c. Well Ordinance.**

Mr. Vaitl stated that he reviewed the draft well ordinance and had no changes.

Mr. Brown stated that he reviewed the draft well ordinance and had no changes.

Mrs. Stoner stated that the time period for abandonment of a well was shortened considerably in Section 501.3.1. definition of abandoned well on page 1.

Mr. Vaitl asked what is required if a well is determined to be abandoned.

Mr. Brown stated that it is required to be grouted shut.

Mrs. Stoner stated that the well must be abandoned in accordance with DEP regulations.

Mr. Vaitl stated that they would have to grout it shut and record it.

Mrs. Stoner stated that an abandoned well can be used for watering the yard, etc. The abandoned well must be severed from the public water system.

Mrs. Stoner stated that Section 501.10 is the guidelines for decommissioning wells.

Mr. Vaitl asked who will inspect the wells.

Mr. Brown stated that the Borough Manager would be required to inspect the wells.

Mr. Vaitl asked what happens if a person buys property and digs a well to determine if water is available then decides to build the house five years later.

Mr. Albright asked how many properties can connect to a well.

Mrs. Stoner stated that there are some wells in Marysville.

Mr. Vaitl stated that if the well has a hand pump it would not be considered abandoned.

Mrs. Stoner stated that the well would have to be used at least once a year and someone would have to report it.

Mr. Albright stated that the well would have to be a problem for someone to report it.

Mrs. Stoner stated that the purpose of the well ordinance is to protect ground water.

Mr. Vaitl stated that the five day period may be too restrictive.

Mrs. Stoner stated that she will check on the five day period. If the five day period for abandonment is changed, the entire ordinance will need to be reviewed to make sure it does not affect abandoned wells.

Mrs. Stoner stated that Section 501.7.2.2.1. requires grout information to be submitted on Form CCHD-WCF-01/02. She will prepare a form to attach as an appendix.

Mrs. Stoner asked Mr. Brown if Section 501.7.2.11.1. is acceptable which states that replacement wells servicing existing improved properties may be exempt from the minimum yield requirement at the discretion of the Borough Engineer.

Mr. Brown stated that Section 501.7.2.11.1 is acceptable.

Mrs. Stoner stated that the NSF Standard 60/61 chlorine standard should be deleted on page 18. NSF is a testing organization that tests to make sure chlorine is ok to put in the water after well drilling, disinfecting and flushing it out.

Mr. Vaitl asked if chlorine is applicable to geo thermal wells.

Mrs. Stoner stated that chlorine is only used in drinking water.

Mrs. Stoner referred to the sentence at the end of Section 501.13.4., *“No well permit can be issued for a property proposing new construction unless there is a valid sewage permit or sewage exemption in effect at the time of application.”* It was recommended that this sentence be included in the ordinance.

Mrs. Stoner referred to Section 501.13.5. *Permits for well construction shall be issued or denied within 7 working days.* It was recommended that the period for permit issuance be changed to 15 working days.

**4. NEW BUSINESS. NONE**

**5. GENERAL ANNOUNCEMENTS. NONE**

**6. REPORT ON BOROUGH COUNCIL MEETING (Next Council Meeting 6/13/11).**

**7. ADJOURNMENT/NEXT SPECIAL MEETING DATE 6/8/1 @ 6:30pm/NEXT  
REGULAR MEETING 6/28/11 @ 7:30 pm, WORK SESSION @ 6:30 pm.**

The meeting was adjourned at 8:10 pm

Respectfully Submitted,

Janet Hardman,  
Code Enforcement Officer