

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
AUGUST 23, 2011

MEMBERS PRESENT

Jennifer Brock, Chairman
Stephanie Stoner
Lou Simonetti

STAFF PRESENT

Janet Hardman, Code Enforcement Officer

OTHERS PRESENT

Allen Metzger, 398 Kings Highway, Lot 1

1. 203 South Main Street Conversion Apartment Conditional Use.

Ms. Hardman explained that a contractor was in the office regarding an addition to the single family dwelling located at 203 South Main Street in an R-2 zoning district to convert the dwelling into a conversion apartment for their elderly parents.

Mr. Simonetti asked where the property was located in relation to Mr. G's tavern.

Ms. Brock stated it is approximately two to three blocks from Mr. G's tavern.

Mr. Simonetti stated that Section 27-1103.1. and Section 27-1103.5. is contradictory because Section 27-1103.1 states a total of two dwellings and Section 27-1103.5 states a total of four units in the R-1 zoning district.

Ms. Brock stated that Section 27-1103.1 is for conversion apartments and Section 27-1103.5 is for a new building for multi family dwellings in the R-1 zoning district. Section 27-1103.3. are the regulations that need to be addressed for a conversion apartment in the R-2 zoning district which are as follows:

- A. *No conversion shall contain more than a total of four dwelling units.*
- B. *The lot area per dwelling unit shall be not less than 3, 500 square feet.*
- C. *All other district requirements shall be met.*
- D. *No alteration of the building exterior shall be made except as may be necessary for health or safety purposes.*
- E. *Fire escapes shall not be located on any wall facing a street and shall not project into any required yard area.*
- F. *Each dwelling unit shall have separate and private cooking and bathroom facilities.*
- G. *Each dwelling unit must comply with the following minimum habitable floor area requirements.*
 - (1) *One bedroom configuration limited to two person occupancy – 500 square feet.*
 - (2) *Two bedroom configuration limited to four person occupancy – 700 square feet.*
 - (3) *Three bedroom configuration limited to six person occupancy – 850 square feet.*

Mrs. Stoner stated that Section 27-1103.3.C. All other district requirements shall be met means that off-street parking requirements must be met which would require four off-street parking spaces for a two unit apartment conversion.

Ms. Brock stated that Section 27-1103.3.C. also means that the setbacks and coverage requirements must be met.

Mr. Simonetti asked where the parking requirements were.

Ms. Hardman stated that Part 5 of the zoning ordinance addresses parking. Section 27-502.1.A. requires two off street parking spaces per dwelling unit.

Ms. Brock stated that the existing single family dwelling is a nonconforming structure because the right side yard is zero.

Ms. Hardman stated that Part 7 - Nonconformities, Section 704.1. permits a 25% expansion of a nonconforming structure.

Ms. Brock asked what the side yard setback requirement is.

Ms. Hardman stated that Section 27-402.5.A. requires a total side yard of 16' with neither side yard being less than 7'. Since there is 0' on the right side yard, the left side yard would be required to be 16'.

Mrs. Stoner asked how much room is required for a driveway.

Ms. Hardman stated that the driveway must be 3' from the property line.

Ms. Brock stated that since the request involves the construction of an addition, Section 27-1103.3.D. can not be met unless there is a health or safety issue.

2. Well Ordinance.

Mrs. Stoner stated that she prepared a Well Completion Form. There is another form required as part of the ordinance which is the Well Permit Application Form.

3. Article 7 Supplemental Requirements, Tests and Studies

Mrs. Stoner stated that she contacted DCNR regarding a park and recreation grant to prepare a park and recreation study. DCNR indicated that the grants are closed for this year.

Ms. Brock stated that the grant would be for development of a park and recreation plan.

Mrs. Stoner stated that some grants referred to park and recreation and some were for park, recreation and open space.

(For the record, Mr. Albright arrived at 7:28 pm)

MARYSVILLE BOROUGH PLANNING COMMISSION REGULAR MEETING MINUTES AUGUST 23, 2011

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

MEMBERS PRESENT

Jennifer Brock, Chairman
Stephanie Stoner
Chris Albright
Lou Simonetti

STAFF PRESENT:

Janet Hardman, Code Enforcement Officer

OTHERS PRESENT:

Allen Metzger, 398 Kings Highway, Lot 1

2. MINUTES:

a. June 28, 2011 Minutes

Page 3, paragraph 1, first sentence, change “120” to “20”.

Page 5, paragraph 3, first sentence, change “RSVP” to “RFP”.

MOTION: Mr. Albright moved, seconded by Mrs. Stoner to approve the June 28, 2011 minutes as amended. The motion passed unanimously.

3. PUBLIC COMMENT.

Mr. Metzger stated that he came to the meeting to learn. This is his second year on Council.

4. OLD BUSINESS.

Ms. Brock stated that the Planning Commission has been working on the tools to implement the Comprehensive Plan. The zoning ordinance was reviewed and forwarded to Borough Council. The Planning Commission is now working on the Subdivision and Land Development Ordinance (SALDO). We are hoping to get the SALDO completed in time to start working on the Comprehensive Plan ten year update.

The Planning Commission looked at several ordinances to review and chose the Lancaster County Model SALDO to use as a guide for the revisions to the Marysville SALDO because it was clearly worded and straight forward. Article 4 and Article 5 on the agenda is the SALDO.

a. Article 4 Subdivision Amendment - Plan Specifications and Procedures

Article 4 review has been completed.

b. Article 5 Design and Improvement Standards.

Article 5 review has been completed.

Ms. Brock stated that Article 7 Supplemental Requirements, Tests and Studies were discussed at the last work shop meeting. The Planning Commission needs to determine what Article will be discussed next.

c. Well Ordinance.

The Planning Commission is also working on a well ordinance because the Borough does not have a well ordinance. She does not foresee many drinking wells being installed in Marysville but there may be geo-thermal wells installed. The Planning Commission felt a well ordinance should be adopted to protect ground water and to make sure wells will continue to provide for the property. The SALDO and well ordinance is usually worked on at the workshop meetings.

Mrs. Stoner passed out the Well Completion Form for discussion.

Mrs. Stoner stated that she wanted to add language to the ordinance that would protect the well between the drilling of the well to the completion of the well since the completion of well timeframe was changed to 90 days. Erosion and sedimentation control measures should be added for well protection.

Mr. Metzger stated that if a well is not going to be used right away it should be capped off so that nothing gets in it.

Ms. Brock stated that a good well driller will cap the well if it will not be used. If the well is capped it would also need to be grouted.

Mr. Metzger stated that the well is grouted so that it does not rise up. He worked for Eickelbergers so he is familiar with well drilling.

Ms. Brock asked if the well would be capped and the casing would be in place.

Mr. Metzger stated that the well would be capped and the casing would be in place. He will check with Eickelbergers to find out what their procedure is.

Mrs. Stoner stated that there are a lot of geological layers. For that reason, each well could be different.

Ms. Brock stated that if you drill a dry well, it still needs to be properly abandoned.

Mr. Metzger stated that that a well hole cannot be left open. The well hole is eight inches which is enough room for a six inch casing inside that can run a pump in.

Mr. Metzger stated that wells that were dug and abandoned were covered with plywood. You have no idea where the abandoned wells are located and the plywood has rotted leaving the well open.

Mrs. Stoner stated that they originally thought everything was done in the first week or two before the equipment was pulled off the lot. They wanted to be realistic on the time permitted for completion of the well. The chances of getting a bad well driller is greater for geo-thermal wells

Ms. Brock stated that there are no state regulations for well drilling.

Mrs. Brock stated that UPI on the Well Completion Form is for the tax parcel number. She will change UPI to tax parcel number.

Ms. Brock stated that the geothermal borehole # should be on a separate line.

Ms. Brock stated that when drilling for a geothermal well there may not be a minimum yield/storage capacity.

Mrs. Stoner stated that you would not need to know the pump depth, date installed, HP, pump model or yield for a geothermal well.

Ms. Brock suggested breaking information down into a general information category.

Mrs. Stoner stated that she could pull the pump information out and put it at the end and specify that is for drinking wells not geothermal wells.

Ms. Brock stated that the same thing is applicable to irrigation wells.

Ms. Hardman suggested having to separate categories; one for drinking wells and one for geothermal wells.

Mr. Metzger stated that the gallons per minute are what regulates how many stages are required to get water.

Mrs. Stoner stated that the pump yield is separate from the well yield.

Mr. Metzger stated that you can require 20 gallons per minute but if you don't need it, the gallons per minute can be reduced. by dropping down the horsepower of the pump.

Mrs. Stoner stated that it is better to know the gallons per minute instead of the horsepower of the pump.

Mr. Simonetti stated that the gallons per minute depends on the depth of the well.

Ms. Brock stated that when you have a deep well you will have multiple stages of pumps. What counts is what the system will yield coming out of the pump.

Mr. Metzger stated that it will depend on the yield.

Mrs. Stoner stated that Section 501.9.1.5. on page 16 should be changed from five days to 90 days.

Mrs. Stoner stated that she is not sure if 400 gallons or 480 gallons should be required for the yield.

Ms. Brock stated that the gallons per minute times 120 minutes plus storage.

Mrs. Stoner stated that 480 gallons in a two hour period could have less than one gallon per minute equals water storage capacity.

Mr. Metzger stated that 4 gallons per minute is standard. The pump book is needed so you can read the pump results.

Mrs. Stoner stated that if 480 gallons in a two hour period cannot be accomplished, the ordinance only requires 400 gallons of storage capacity.

Mr. Metzger stated that you can go into the reservoir.

Mrs. Stoner stated that you might need a storage tank if you don't have 4 gallons per minute.

Mr. Simonetti stated that this is good for a submersible pump but what happens if it is a jet pump.

Mr. Metzger stated that the jet pump is on top and draws water to you.

Mr. Simonetti asked if the requirements are the same for jet pump.

Mrs. Stoner stated that the requirements are the same for a jet pump. If you cannot do 4 gallons per minute you must calculate the water in the bore hole.

Mr. Metzger stated that 4 gallons per minute is a lot of water per minute.

Mrs. Stoner stated that Section 501.7.2.11.3 on page 15 should change 400 to 480 gallons of storage capacity.

Ms. Brock stated that two gallons per minute is 240 gallons.

Mrs. Stoner stated that two gallons per minute would be 120 gallons per hour.

Ms. Brock stated that the water storage capacity needs to add up for well yielding less than 480 gallons per minute.

Ms. Brock suggested adding "for a total of 480 gallons in a two hour period" in Section 501.72.10.2.

Mrs. Stoner stated that you can count the water in the bore hole.

Mr. Simonetti stated that there is six inches of bore hole.

Mrs. Stoner stated that for example if there is 100 feet below the pump it would be 1.3 gallons per foot in six inches of bore hole which is 130 gallons. The calculation needs to be reasonable.

5. NEW BUSINESS.

a. 203 South Main Street Conditional Use conversion apartment sketch plan.

No action was taken because the applicant was not present.

6. GENERAL ANNOUNCEMENTS.

- a. Mrs. Brock stated that she has a brochure from the Local Government Advisory Committee of the Chesapeake Bay entitled Our Waters, Our Towns if anyone is interested in reading it.

- b. Mrs. Brock stated that the newsletter entitled “Waterways” prepared by the Susquehanna River Trailers was provided to Marysville because of the Marysville boat launch.
- c. Mrs. Brock stated that she received information on a seminar entitled “Pipeline Safety” which involves digging, gas leaks, etc for September 14, 2011 in Harrisburg. She will forward the information to the Borough Manager.

7. REPORT ON BOROUGH COUNCIL MEETING (Next Council Meeting 9/12/11)

Mr. Metzger stated that Borough Council is working on the sewer and water separation project. Holes are being bored to find out the water level. The sewer operator is leaving and taking a job in Mt. Holly which is closer to his house. The remaining employee is trying to take the test for plant operator. If that is not successful, they will look for a new plant operator.

Mrs. Stoner stated that the test for plant operator is not done regularly.

Mr. Metzger stated that Borough Council is also working on getting the road paint sprayer repaired.

Mr. Metzger stated that the Borough saved money with the street sweeper picking up debris because the debris was recycled and can be used again.

8. ADJOURNMENT/NEXT SPECIAL MEETING DATE 9/14/2011 @ 6:30pm/NEXT REGULAR MEETING 9/27/11 @ 7:30 pm, WORK SESSION @ 6:30 pm.

Motion to adjourn: Mr. Albright moved, seconded by Mr. Simonetti to adjourn the meeting at 8:35 pm. The motion passed unanimously.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer