

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
SEPTEMBER 27, 2011

MEMBERS PRESENT

Jennifer Brock, Chairman
Stephanie Stoner
Art Vaitl
Shawn Vaccaro

STAFF PRESENT

Janet Hardman, Code Enforcement Officer

OTHERS PRESENT

Ann Simonetti

1. Subdivision and Land Development Plan Amendments

Ms. Brock stated she is in the process of converting the Lancaster County Model SALDO into a word document so that changes can be made and put into a document that the Planning Commission can review.

Ms. Brock stated that the next section for review is Article 6 Assurance For Completion/Maintenance of Improvements.

Ms. Hardman passed out Section 503 and 509 of the MPC.

Ms. Brock stated that Article 6 is word for word out of the MPC. The sections of the MPC are not listed in order. The only section in the Lancaster County Model SALDO that is not from the MPC is Section 6.4. Inspection of Improvements which states, *“The Developer shall contact the inspecting Engineer to coordinate the construction observation schedule, notification procedures, and other related Improvement guarantee administration topics and to determine the need for an on-site, pre-construction meeting. The Developer shall contact the inspecting Engineer prior to the construct of Site Improvements.”*

Ms. Brock stated that she does not think Section 6.4. is unreasonable.

Mrs. Stoner stated that Section 6.4 Inspection of Improvements is good for a developer that has stopped the process and wants to start again.

(For the record, Mr. Albright arrived at 7:05 pm).

Ms. Brock stated that Article 6 is acceptable with no changes.

Ms. Brock stated that Article 7 Supplemental Requirements, Tests and Studies have been completed except for the park and recreation section which requires a park and recreation plan to proceed with the amendment.

Ms. Brock stated that the next chapter that can be reviewed is Chapter 12 – Mobile Home Parks and Appendices.

Ms. Hardman stated that Article 12 Mobile Home Parks is only one paragraph. Section 12.1 General Standards states, *“In accordance with the provision of the Pennsylvania Municipalities Planning Code, Act 247, Article V, Section 501, as amended, mobile home parks and sites for the placement of manufactured housing area governed as subdivision or land developments, and are subject to the procedures and standards of this Ordinance.”*

Mrs. Stoner stated that a mobile home park must meet the same requirements as a subdivision.

Mr. Vaitl stated that a mobile home park is one parcel of land that is renting out spaces for mobile homes.

Ms. Brock stated that there are two cases for mobile home parks which are where the land is being sold and where the land is being rented. If the land is being sold for mobile homes, each mobile home lot must meet the zoning ordinance requirements for lot area, lot width, setbacks, coverage and parking. If the land is being rented, it would be treated as multi-family development similar to a townhouse development or an apartment complex.

Mr. Vaitl stated that a mobile home park that rents spaces would be treated the same as apartment housing.

Ms. Brock stated that it makes sense because a townhouse development can be on one lot under one ownership.

Ms. Brock stated that the Planning Commission can work on the Appendices.

Ms. Hardman stated that Appendix A- certifications are typical except for the County Planning Commission waiver certification.

Ms. Brock stated that the County Planning Commission waiver certification is not applicable because the County Planning Commission only does a review. The County Planning Commission does not recommend waivers.

Ms. Hardman stated that Appendix B is an application for SALDO review. The Planning Commission recently revised the application and attached a checklist as part of the application. The current application and checklist was passed out for comparison.

Ms. Hardman stated that #1 on the application is Application Classification which lists ten classifications.

Ms. Brock stated that the application class on the Borough’s SALDO application is sufficient.

Mrs. Stoner stated that she can see the need for differentiating between preliminary plan or final plan.

Mr. Vaitl stated that the Borough’s application has type of approval request separated out on the application.

(For the record, Mr. Simonetti arrived at 7:27 pm)

MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 27, 2011

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

MEMBERS PRESENT

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

STAFF PRESENT:

Janet Hardman, Code Enforcement Officer

OTHERS PRESENT:

Ann Simonetti

2. MINUTES:

a. August 23, 2011 Minutes

Page 1, paragraph 5, A. change "conversation" to "conversion".

Page 2, #2. Well Ordinance, add "Permit" between Well and Application.

Page 2. #3 Article 7 Supplemental Requirements, Tests and Studies, paragraph 2 change to read, "Ms. Brock stated that the grant would be for development of a park and recreation plan."

Page 4.c. Well Ordinance, paragraph 1, change "project" to "protect".

Page 4.c. Well ordinance, paragraph 9, change to read, "Mrs. Stoner stated that there are a lot of geological layers. For that reason, each well could be different."

Page 6, paragraph 11, change "could" to "would" and "minute" to "hour".

Page 6, 5. New Business. A. change "conversation" to "conversion".

MOTION: Mrs. Stoner moved, seconded by Mr. Albright to approve the August 23, 2011 minutes as amended. The motion passed unanimously.

3. PUBLIC COMMENT.

Mrs. Simonetti made the following announcements:

- 1 The Nascar Bus Trip to Dover, PA is October 2, 2011. There are seats available.
2. There will be a Community Day on October 8, 2011 at the Moose Lodge. It starts at 12:00 pm. Dinner will be at 3:30 pm. Everything is free. Bring a covered dish. Donations are one canned food per family member.
3. The Halloween Parade is Monday October 24, 2011 at 6:00 pm starting at the Mason Lodge and ending at the Lions Club. The Parade starts at 7:00 pm. The parade is being

sponsored by the First National Bank of Marysville. There will be prizes. The Bank donated \$250. The VFW donated \$500.

4. Sunday afternoon the Sportsman's Club is having a picnic at 12:00 pm. Bring covered dish. For Sportsman's Club members only.

4. OLD BUSINESS.

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 review has been completed. Article 7 Supplemental Requirements, Test and Studies was completed with the exception of a Park and Recreation Plan. A study is required to complete that section.

Ms. Brock stated that she is working on providing the Lancaster County Model SALDO in word format so that revisions can begin to be made.

Ms. Hardman stated that a final version of Article 5 should be ready for the next workshop meeting.

Mrs. Simonetti asked if Lancaster County was able to provide a copy of the Lancaster County Model SALDO.

Ms. Brock stated that the Lancaster County Model SALDO is in pdf format. All the words have converted but the pictures and tables are a problem.

c. Well Ordinance.

Ms. Brock stated that she received a copy of the South Middleton Township well ordinance from Mr. Metzger. She asked Mrs. Stoner to review it to see if anything could be added.

Mrs. Stoner stated that she will compare the South Middleton Township well ordinance and the Hamilton Ban Township, Adams County well ordinance with the draft well ordinance.

Mrs. Stoner stated that she needs to prepare a Well Permit Application form.

5. NEW BUSINESS. None

6. GENERAL ANNOUNCEMENTS. None

7. REPORT ON BOROUGH COUNCIL MEETING (Next Council Meeting 10/10/11)

Mrs. Simonetti stated that Borough Council is working on the sewer and storm water separation DEP consent order.

Mrs. Simonetti stated that the Borough hired two new operators for the treatment plant. The current plant operator of eight years resigned and his last day is Friday. The new plant operator

worked for Duncannon and is familiar with a sequencing reactor sewage plant and has experience with floods. He will be starting October 10, 2011.

Mrs. Simonetti stated that Pennoni Associates has completed a lot of the work for the separation project.

Mrs. Simonetti stated that DEP released the MS4 permits. DEP agreed to allow a change in the area load requirement so that there can now be different loads based on the circumstances instead of the loads being the same for everyone.

Mr. Vaitl asked if there is a time table for the separation project.

Mrs. Simonetti stated that the north end of town will be done by the end of 2012. The Borough applied for a four million dollar grant but was awarded \$50,000. Since the Borough engineer has completed the work and RFP's are being prepared, DEP may extend the remaining separation project for one or two years.

Mrs. Simonetti stated that Stevens Lee is the bond counsel that worked with the Borough on the grant application. S&L Solutions was selected as the financial advisor for the project. They are working with PennVEST.

Mrs. Simonetti stated that the remainder of the Borough should be completed by the end of 2020.

Mrs. Stoner asked how the traffic issue will be addressed when the Borough streets are being tore up at different times.

Mrs. Simonetti stated that the road will be closed at the end of the day.

Ms. Brock stated that the major areas are Route 850 and the tunnel.

8. ADJOURNMENT/NEXT SPECIAL MEETING DATE 10/10/2011 @ 6:30pm/NEXT REGULAR MEETING 10/25/11 @ 7:30 pm, WORK SESSION @ 6:30 pm.

Motion to adjourn: Mr. Albright moved, seconded by Mr. Vaitl to adjourn the meeting at 8:05 pm. The motion passed unanimously.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer