

MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 28, 2008

Call to order and roll call. The meeting was called to order at 7:33 pm

Roll Call:

1. MEMBERS PRESENT

Jennifer Brock, Chairman
Stephanie Stoner
Monte Shearer
Shawn Vaccaro
Jim Zehring
Art Vaitl

STAFF PRESENT:

Janet Hardman, Code Enforcement Officer

OTHERS PRESENT: NONE

1. MINUTES:

a. September 23, 2008

Page 1,1. Rockville Estates Preliminary Plan. Paragraph 1, add “to be” after needs.

Page 13, Waiver #12, paragraph 5, first sentence, change “Little Mountain” to “Blue Mountain” and in 2nd sentence, change this section to the trail. Delete the 3rd sentence.

Page 21, MOTION for Rockville Estates Preliminary Plan needs to be reworded exactly as stated in the resolution dated September 23, 2008.

MOTION: Mr. Shearer moved, seconded by Mr. Zehring to approve the September 23, 2008 minutes as amended. The motion passed unanimously.

2. PUBLIC COMMENT. NONE

4. OLD BUSINESS:

a. Zoning Amendments

Ms. Hardman stated that all the changes recommended by Perry County Planning Commission have been made with the exception of adding all types of single family dwellings to the R-1 and adding duplexes as a conditional use.

Ms. Brock stated that lot size and setback are issues for discussion.

Mr. Vaitl stated that duplexes were permitted.

Ms. Hardman stated that duplexes are permitted in the R-2 District. The R-1 District only permits single family detached dwellings.

Mrs. Stoner suggested looking at the revised zoning map to determine where the R-1 District is located.

Mr. Vaitl stated with the aging housing in the Borough it would behoove someone to tear down the house and build a duplex.

Ms. Brock stated that by looking at the zoning map there are a lot of the houses along Maple Street between Spruce Street and Walnut Street area that have narrower and longer lots which would be suitable for a duplex.

Mrs. Brock stated that there are already a couple duplexes in the R-1 area. She doesn't have a problem with duplexes.

Mr. Vaccaro stated that he does not have a problem with duplexes in the R-1 District.

Mrs. Brock stated that a duplex should be a conditional use with a side yard setback of 16' total.

Mrs. Stoner stated that one duplex on a single lot would be a conditional use.

Mr. Vaccaro stated that it a duplex on a single lot would not be able to meet setbacks and parking.

Ms. Brock stated that the lot could be accessed from the rear yard off the alley for parking in the rear.

Mr. Vaitl stated that the lots are not 100' long.

Mrs. Brock stated that the some of the lots are long and narrow.

Mr. Vaccaro stated that there are some lots that are smaller.

Mr. Vaitl stated that permitting a duplex as a conditional use will effect all of the R-1 area.

Mrs. Stoner stated that the other area of R-1 have larger lots.

Mr. Vaitl stated that there is not an ordinance requiring the front of the house to face the street. What if someone wants to construct a duplex with only a side access.

Mrs. Stoner stated that she does not have a problem with a side entrance.

Ms. Brock stated she thinks people should interact with the street.

Mr. Zehring asked about coverage.

Mrs. Stoner stated that off street parking is required which is two per unit.

Mr. Zehring stated that a townhouse is only required to have a 15' setback.

Mr. Vaitl stated that if you take two lots and put a duplex on it, everything would be in the center. The narrowest lot is 60.

Mrs. Stoner stated that in the R-2 District there are some 30' wide lots.

Ms. Hardman stated that the County recommended permitting all single family residential housing types and making duplexes or townhouses as a conditional use. A single family semi detached dwelling is a duplex that has its own private lot. A single family attached dwelling is a townhouse with each unit on a separate lot. A duplex would be two units on one lot with the lot owner owning both units.

Mrs. Brock stated that setbacks and other requirements should be referenced instead of repeated.

Mr. Vaitl asked if there are any lots that could handle four duplexes.

Ms. Brock stated that she feels that open space is not needed along the river for the properties on Main Street because it is already restricted. There was discussion on changing some of the R-2 zoning to R-1 zoning on South Main Street.

Mrs. Stoner stated that the area discussed has more of a Village feel.

Ms. Hardman stated that the Planning Commission should address width requirements for a duplex permitted as a conditional use in the R-1 zoning district.

Mr. Vaccaro stated that the same requirements for single family detached dwellings could be used.

Mrs. Stoner stated that a 15' setback for each side and lot width of 70' is an idea. A larger yard should be required since there are two units on one lot.

Mr. Vaccaro stated that they should be able to put a duplex on a 60' lot. Each unit would be a minimum of 20' which would be 40' and 10' on each side.

Mrs. Stoner stated that the lot width should not be less than 60'.

Ms. Brock stated that public water and sewer should be required.

Ms. Brock stated that the other issue of South Main Street needs to be finalized. When the zoning ordinance amendments go to Borough Council it should be the way we want it.

Ms. Brock stated that the changes discussed for a duplex as a conditional use in the R-1 zoning should be drafted and discussed at the next meeting.

Mrs. Stoner asked if there was an update on Rockville Estates Preliminary Plan.

Ms. Brock stated that at the last Borough Council meeting it was received and they took public comment. Mr. Brown went over the plan.

Mr. Shearer stated that Mr. Brown did a good job reviewing the plan. The only thing he didn't like was the concerned Citizens of Marysville stating that the Planning Commission worked on the plan too hastily with no review.

Ms. Brock stated that Mr. Brown gave them a rundown and a history of the plan. At the next meeting the Borough Council will have the Yingst representatives there and will go over the plan. The plan review process was extended until 12/31/08.

Mr. Zehring asked about the status of the square improvements.

Mrs. Stoner stated that the project was scaled back. The funds had a time frame to be used so they may be abandoning the project by default.

Mr. Vaccaro stated that the funds had to be matched.

Ms. Brock stated that the match was done with other grant money.

Mr. Vaccaro stated that the store owners had to pay to fix the store fronts. The electric lines needed to be put under ground.

Mr. Vaitl stated that the plan was not going to work.

Ms. Brock stated that they didn't want the main telephone pole moved.

Mr. Vaccaro stated that there are six telephone poles at the square.

Mrs. Stoner stated that she heard there was going to be a lawsuit regarding Rockville.

Ms. Brock stated that the lawsuit was brought up by the Concerned Citizens of Marysville group and it was regarding the Zoning Hearing Board lack of notice.

5. NEW BUSINESS:

a. 2009 Calendar

Ms. Brock stated that the regular meetings are the fourth Tuesday of each month at 7:30 pm with the work session at 6:30 pm, as needed. The Special meetings are the second Wednesday of each month at 6:30 pm.

Ms. Brock stated that we need to make sure that the work session and special meetings are advertised for 6:30 pm and not 6:00 pm.

After discussion it was determined that there would be no conflicts with holidays so none of the regular meeting dates needed changed.

6. General Announcements.

Ms. Brock stated that there is a planning workshop that Mrs. Simonetti emailed to everyone on October 16, 2008 on the Subdivision and Land Development Ordinance to be held on December 11, 2008 in Cumberland County from 8:30 am to 4:00 pm. The workshop is sponsored by DCED.

Ms. Brock stated that the Planning Commission needs to discuss what they want to look at in 2009.

Ms. Hardman stated that the Comprehensive Plan recommends that the Subdivision and Land Development ordinance be revised.

Ms. Brock stated that her term expires on December 31, 2008.

7. Report on Borough Council Meeting (Next Council Meeting 11/10/08):

Ms. Brock stated that the Rockville Estates Preliminary Plan was discussed. Mr. Brown, the Borough Engineer, did an excellent presentation summarizing the plan. There was a lot of public in attendance.

8. ADJOURNMENT/NEXT SPECIAL MEETING DATE 11/12/2008 @ 6:30pm/NEXT REGULAR MEETING 11/25/08 @ 7:30 pm, WORK SESSION @ 6:30 pm.

MOTION: Mr. Shearer moved, seconded by Mrs. Stoner to adjourn the meeting at 8:50 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer