

MARYSVILLE BOROUGH PLANNING COMMISSION  
REGULAR MEETING MINUTES  
NOVEMBER 25, 2008

**Call to order and roll call.** The meeting was called to order at 7:36 pm

**Roll Call:**

**1. MEMBERS PRESENT**

Lori Mohr, Vice Chairman  
Stephanie Stoner  
Monte Shearer  
Shawn Vaccaro  
Jim Zehring  
Art Vaitl

**STAFF PRESENT:**

Janet Hardman, Code Enforcement Officer  
Mike Kmiecinski, Tri County Planning Commission  
Ron Brown, Borough Engineer

**OTHERS PRESENT:**

Rick Castranio, Alpha Consulting Engineers, Inc.

**2. MINUTES:**

**a. October 28, 2008**

Page 5, #8 change regular meeting date from 11/18/08 to 11/25/08.

**MOTION:** Mrs. Stoner moved, seconded by Mr. Zehring to approve the October 28, 2008 minutes as amended. The motion passed unanimously.

**3. PUBLIC COMMENT. NONE**

**4. OLD BUSINESS:**

**a. Zoning Amendments**

Ms. Hardman stated that the amendments were made to the R-1 zoning district by adding single family attached and single family semi detached as a permitted use and adding duplexes as a conditional use. Also, Part 11, Section 27-1104.1-4 Conditional use was revised to add duplexes in the R-1 zoning district with four conditions. The revisions need to be reviewed and action taken on the entire zoning ordinance amendments. The zoning ordinance amendments have been reviewed by Perry County Planning Commission and the Borough Solicitor.

**MOTION:** Mr. Zehring moved, seconded by Mr. Vaccaro to recommend all the zoning ordinance amendments to Borough Council. The motion passed unanimously.

**5. NEW BUSINESS:**

**a. Final Subdivision Plan #2008.03 – Fishing Creek Valley Associates, LP and Fred/Katrina Essis**

Mr. Brown stated that the subdivision plan is to add 10' to Fishing Creek Valley Associates, LP land to make the Kitochinny Drive a 50' right of way. There will be .038 acres, which is the 40' strip of land abutting Rt. 11/15, will be added to the Essis property.

Mr. Zehring asked if the typical roadway drawing will be applicable to Kitochinny Drive.

Mr. Castranio stated that the Borough Subdivision Ordinance requirements will be used for Kitochinny Drive.

Mr. Brown stated that he has some questions about the plan. He feels that the plan may involve two subdivision plans.

Mr. Castranio stated that the subdivision only involves a land swap. Sheet 4 of the plan shows new metes and bounds descriptions.

Mr. Brown stated that if the plan is not creating lots and is only a lot addition plan, he agrees that there can be one subdivision plan submitted.

Mr. Zehring stated that the survey markers are two feet into the driveway of the house on Ridgeview Drive.

Mr. Castranio stated that the Rockville Estates Plan addresses the driveway by off setting the road slightly so the driveway does not have to be disturbed.

Mr. Brown stated that the new property line will become the right of way line for the new street. The required minimum radius is 275' for the new street. The land swap plan is showing a 250' radius with the off set. The Rockville Estates Plan must meet the ordinance requirement of 275' radius. He is questioning radius. The plan needs to show where radius from the tangent to the radius.

Mr. Zehring asked if a buffer of landscaping is required on the Essis property adjacent to the Ridgeview Drive residence.

Ms. Hardman stated that if Mr. Essis builds the new proposed building, a land development plan will be required and a landscaping buffer will be required. The existing building is nonconforming.

Mr. Vaitl stated that Mr. Essis will be responsible to provide landscaping if a new building is built.

Mr. Brown stated that if the plan shows tangent to radius he agrees that the radius will be 275' at the centerline. It needs to be consistent with the rest of curb.

Mr. Castranio stated that the radii is consistent with the rest of the curb.

Mr. Brown stated that the plan should show the point at curve.

Mr. Castranio stated that the will set a pin.

The Borough Engineer's report was reviewed as follows;

B. Subdivision #1. Plan must be signed and properly notarized by the landowners - Section 22-405.1.X.

Mr. Castranio agreed.

#2. Provide reference to all abutting recorded subdivision plans by recorded name, date and number – Section 22-403.1.4.7.

Mr. Castranio agreed.

#3. Provide location of primary control point on plan – Section 22-405.1.A.

Mr. Castranio agreed.

#4. Provide location and description of survey monuments – Section 22-405.1.X.

Mr. Castranio agreed.

#5. Plan must be signed and sealed by surveyor responsible for plan content – Section 22-405.1.N.

Mr. Castranio agreed.

#6 . Provide copy of deed restrictions, if any – Section 22-405.1.W.

Mr. Castranio agreed.

#7. Note proposed protective covenants running with the land, if any- Section 22-405.1.P.

Mr. Castranio agreed.

#8. Concrete monuments shall be placed at all block corners – Section 22-601.

Mr. Castranio agreed.

#9. Show all existing sewers, water mains, and other manmade features – Section 22-405.1V.  
Plan does not show existing water main or services to building.

Mr. Brown stated that the sewer and water lines need to be shown to the Big Bee Building.

Mr. Castranio will provide the information.

#10. Show the location of any existing easements - Section 22-403.1.A.9.

Mr. Castranio agreed.

#11. Show the location of primary control point – Section 22-405.1.A.

Mr. Castranio agreed.

#12. Plan scale must be drawn at scale of 1" = 50' – Section 22-403.1.A. Scale of plan showing topography is at 1" = 250'.

Mr. Brown stated that a waiver could be requested for this requirement.

Mr. Castranio will request a waiver.

#13. Dimension right-of-way and cart way for Ridgeview Drive and US Rt. 11/15 – Section 22-403.1.A.

Mr. Castranio agreed.

C. General. #1. Plan must be reviewed by the Perry County Planning Commission. The Perry County Planning Commission report was provided at the meeting.

#2. What is the Borough street number for Ridgeview Drive?

Mr. Castranio will provide the street number.

Mr. Brown asked if they will be able to get curb radii on Ridgeview Drive with the new dimensions.

Mr. Castranio stated that they will be able to get the curb radii on Ridgeview Drive without an encroachment.

Mr. Brown stated that the utility pole should be labeled that needs to be removed on the Rockville Estates Plan.

Ms. Mohr stated that she has concerns waiving the erosion and sedimentation plan submission.

Mr. Castranio stated that the erosion and sedimentation plan submission waiver for this plan because there is no land disturbance and will not be applicable to the Rockville Estates Plan.

Mrs. Stoner stated that there are three waivers that will be needed which are the preliminary plan requirements, the submission and approval of an erosion and sedimentation control plan and the topographic map plan scale.

Mr. Castranio stated that he will submit a request for the three waivers.

Mr. Castranio stated that he received the Perry County Planning Commission and has incorporated the comments into the plan.

Mr. Kmiecinski stated that the lot additions should have covenants placed on their conveyance stating they may not be sold as separate lots.

Mr. Castranio stated that the deeds will be recorded immediately. He will add a note to the plan.

Ms. Hardman asked if there were any questions on the staff report.

Mr. Castranio stated that he would incorporate all the comments and change the conservation district information and setbacks on the plan.

Motion #1. Mrs. Stoner moved, seconded by Mr. Vaitl to recommend approval of a waiver to the preliminary plan requirements of Section 22-407. The motion passed unanimously.

Motion #2. Mr. Vaccaro moved, seconded by Mr. Shearer to recommend a waiver from the submission and approval of an erosion and sedimentation control plan required by Section 22-405.1.E. based on the fact there will be no land disturbance. The motion passed unanimously.

Motion #3. Mr. Vaccaro moved, seconded by Mrs. Stoner to recommend a waiver to the scale of the topographic map required by Section 22-403.1.A. The motion passed unanimously.

Motion #4. Mrs. Stoner moved, seconded by Mr. Vaitl to recommend approval of the Fred and Katrina Essis, Tax parcel 150, 152.06-087 and the Fishing Creek Valley Associates, Tax parcel #150, 170.00-007 Final Subdivision Plan #2008.02, Rt. 11/15 and Ridgeview Drive with the following conditions.

1. Verification of survey monuments and markers by the Borough Engineer.
2. Certification of ownership and dedicatory statements are signed by the owners.
3. Corrections recommended by the Borough Staff, Borough Engineer and Perry County Planning Commission are incorporated into the plan and reviewed by staff before being placed on the Borough Council's agenda and the deed covenants are reviewed by the Borough Solicitor, if applicable.

The motion passed unanimously.

Ms. Castranio stated that there is an update on the Rockville Estates Plan. The Borough Council is requesting a financial report on the revenue generated by the plan for the December 3 or 4<sup>th</sup> Financial Committee meeting. The plan will be on the December 8<sup>th</sup> Borough Council agenda.

**b. Discuss December meeting date change**

After discussion was held, there will be no change to the December 23<sup>rd</sup> meeting date, however, there will be no work session scheduled.

**c. R-1 Low Density Residential District – action was taken.**

**d. End of year organization**

Ms. Mohr stated that Ms. Brock does want to be reappointed to serve on the Planning Commission. The Planning Commission will ask Ms. Brock if she wants to continue to be the Chairman for 2009 at the December 23<sup>rd</sup> meeting.

Mr. Vaitl agreed to be the Vice Chairman for 2009.

Mr. Vaccaro agreed to continue to be the Secretary for 2009.

Further discussion will be held at the December 23, 2008 meeting.

**6. General Announcements. NONE**

**7. Report on Borough Council Meeting (Next Council Meeting 12/8/08):**

There was no report on the November 10, 2008, Borough Council meeting.

Mr. Brown stated that there was a large contingency of citizens attending the November 10, 2008 Borough Council meeting regarding the Rockville Estates Plan. The Borough Council will need to take action on the plan by the end of December unless the developer grants an extension.

Mr. Shearer stated that the Borough bank building was sold to the Moose Club. The Moose Club stated that they get a lot of water in their basement and there is a question as to where the property line is between the Moose Club and the Borough bank building.

Ms. Mohr stated that action was taken on the baby pool renovations.

Mr. Vaitl stated that he thought there was a grant to fix the baby pool.

Ms. Mohr stated that there was a matching grant.

**8. ADJOURNMENT/NEXT SPECIAL MEETING DATE 12/10/2008 @ 6:30pm/NEXT REGULAR MEETING 12/23/08 @ 7:30 pm, WORK SESSION @ 6:30 pm.**

MOTION: Mr. Shearer moved, seconded by Mrs. Stoner to adjourn the meeting at 8:42 pm.

Respectfully Submitted,

Janet Hardman,  
Code Enforcement Officer