

MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 23, 2008

Call to order and roll call. The meeting was called to order at 7:31 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:

Marlin Peters

2. MINUTES:

a. October 28, 2008

Page 2. Paragraph 1 change .0-38 to .038.

Page 2, 4th line change “to” to “too”.

MOTION: Mr. Shearer moved, seconded by Mr. Vaccaro to approve the November 25, 2008 minutes as amended. The motion passed unanimously.

3. PUBLIC COMMENT. NONE

4. OLD BUSINESS:

a. Zoning Amendments

Ms. Brock stated that the zoning amendments were recommended to Borough Council at the October meeting. The Planning Commission will start working on revisions to the Subdivision and Land Development Ordinance.

5. NEW BUSINESS:

a. Final Subdivision Plan #2008.04 – Thomas P. Heckert Sr.

The staff report and Perry County Planning Commission report were reviewed. A report was not received by the Borough Engineer.

Mr. Vaitl asked if Cherry Alley is being maintained by the Borough.

Mr. Vaccaro stated that Cherry Alley is maintained by the Borough.

Ms. Brock asked if there are sidewalks along Front Street.

Mr. Peters stated there are no sidewalks along Front Street.

Mr. Peters asked if contours would be required to be shown on the plan.

Mrs. Stoner suggested that a waiver be requested for contours.

Mr. Peters stated that the comment regarding the location of the water main; he does not know where the water main is.

Mrs. Stoner asked if the two houses are metered separately for water.

Mr. Vaccaro stated that there are two separate water meters. The water meter locations should be shown on the plan.

Ms. Brock stated there is a water line along the alley. Mr. Heckert should know where the water line is or United Water should be contacted.

Mrs. Stoner stated that there is a Distribution Department at United Water.

Ms. Brock stated that the only problem is if there is a water line going across one of the lots.

Ms. Hardman suggested making a condition of approval that if there is a water line going across the lot, the owner must provide an easement.

Ms. Brock stated that the sewer manholes are shown.

Mrs. Stoner asked if the parking requirements are met.

Ms. Hardman stated that both houses have off street parking.

Ms. Brock stated that the big issues regarding this subdivision would be the location of the water lines and any engineering comments that could be an issue.

Mrs. Stoner asked what prompted the subdivision. She is concerned about any engineering comments that could be an issue that the Planning Commission may need to discuss.

Ms. Hardman stated that Mr. Heckert is selling the house at 412A Valley Street.

Ms. Brock asked if there are any other concerns.

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

Motion #2. Mr. Shearer moved, seconded by Mr. Vaccaro 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. Vaitl moved, seconded by Mrs. Stoner to recommend from providing contours required by Section 22-405Q based on the fact there will be no land disturbance. The motion passed unanimously.

Motion #4. Mrs. Stoner moved, seconded by Mr. Vaitl to recommend approval of the Thomas P. Heckert Final Subdivision Plan#2008.04, 412 Front Street, Tax parcel 150, 152.03- 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 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.
4. Provide a utility easement, if applicable, for water.
5. Corrections recommended by the Borough Engineer are incorporated into the Plan.

The motion passed unanimously.

Mr. Peters asked when the next Borough Council meeting was.

Mrs. Stoner stated that the next Borough Council meeting is January 12, 2009 at 7:30 am. Mr. Peters should check with the Borough Staff for the cut off date for plan submission.

Mrs. Stoner stated that if the Borough Engineer has any issues, the plan should be sent back to the Planning Commission for review.

6. General Announcements.

Ms. Brock stated that she is not sure if Borough Council reappointed her to the Planning Commission. There is a notice on the door for two Planning Commission member vacancies.

Mrs. Stoner stated that if they cannot reorganize because of appointments, how can they have a meeting in January.

Ms. Brock stated that discussion could be held on the Subdivision and Land Development Ordinance amendments in order to get them moving.

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

Ms. Brock stated there was some concern over Rockville Estates but it was passed by Borough Council with one no vote and one abstention. The developer is to maintain the traffic light and a developer's agreement was executed to address egress and other issues.

**8. ADJOURNMENT/NEXT SPECIAL MEETING DATE 1/14/2009 @ 6:30pm/NEXT
REGULAR MEETING 1/27/09 @ 7:30 pm, WORK SESSION @ 6:30 pm.**

MOTION: Mr. Shearer moved, seconded by Mr. Vaitl to adjourn the meeting at 8:18 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer