

MARYSVILLE BOROUGH PLANNING COMMISSION  
REGULAR MEETING MINUTES  
JANUARY 27, 2009

**Call to order and roll call.** The meeting was called to order at 7:32 pm

**Roll Call:**

**1. MEMBERS PRESENT**

Jennifer Brock, Chairman  
Stephanie Stoner  
Monte Shearer  
Shawn Vaccaro  
Art Vaitl  
Lori Mohr

**STAFF PRESENT:**

Janet Hardman, Code Enforcement Officer  
Mike Kmiecinski, Tri County Planning Commission

**OTHERS PRESENT:** NONE

Ms. Brock turned the meeting over to Mr. Vaccaro, Vice Chairman for reorganization.

**2. REORGANIZATION:**

**a. Chairman:** Mr. Shearer nominated Ms. Brock as Chairman. Mr. Vaitl seconded the nomination.

**MOTION:** Mr. Shearer moved, seconded by Mr. Vaitl to appointment Ms. Brock as Chairman. The motion passed unanimously.

**b. Vice Chairman:** Ms. Brock nominated Mr. Vaitl. Mr. Shearer seconded the nomination

**MOTION:** Mr. Shearer moved, seconded by Ms. Brock to appointment Mr. Vaitl as Vice Chairman. The motion passed unanimously.

**c. Secretary:** Mr. Vaitl nominated Mr. Vaccaro as Secretary. Ms. Brock seconded the nomination.

**MOTION:** Mr. Vaitl moved, Ms. Brock seconded the motion to appointment Mr. Vaccaro as secretary. The motion passed unanimously.

Mr. Vaccaro turned the meeting over to Ms. Brock, Chairman.

**3. MINUTES:**

**a. December 23, 2008 Minutes**

MOTION: Mr. Shearer moved, seconded by Mr. Vaitl to approve the December 23, 2008 minutes as submitted. The motion passed unanimously.

(For the record, Ms. Mohr arrived at 7:37 pm)

**4. PUBLIC COMMENT. NONE**

**5. OLD BUSINESS: NONE**

**6. NEW BUSINESS:**

**a. Subdivision Amendment -Plan Specifications and Procedures**

(For the record, Mrs. Stoner arrived at 7:40 pm)

Ms. Brock stated that a sample ordinance was distributed for the Planning Commission's review and comment. She reviewed the ordinance and recommends that public water and public sewer is required by default.

Mr. Vaitl asked how will sewer and water be provided if it is not available.

Ms. Hardman stated that on-site septic and well is permitted but the ordinance requires larger lot sizes.

Ms. Brock stated that public water and public sewer should be a requirement in more dense zoning districts.

Ms. Hardman stated that the state code requires connection to public sewer if it is within 1000 feet. There is no requirement in the state code to connect to public water.

Ms. Brock stated that she likes the idea of a simplified submission for minor lot line changes which would require a subdivision.

Mr. Kmiecinski stated that the simplified submission should be for lot line changes that have existing buildings. We need to be careful if there is a lot can be built on

Ms. Brock stated that there could also be an undeveloped lot being split off.

Ms. Hardman stated that minor lot line changes that meet the ordinance requirements could fall under the simplified guidelines.

Mrs. Stoner stated that a requirement should be that there is no earth disturbance and there are previously existing buildings.

Ms. Brock stated that the ordinance can be discussed at the workshop meeting on February 11<sup>th</sup> or at the next regular meeting on February 24<sup>th</sup> at the work session beginning at 6:30 pm.

It was the consensus of the Planning Commission to cancel the February 11<sup>th</sup> work shop meeting and have a work session at the February 24<sup>th</sup> meeting.

## **7. GENERAL ANNOUNCEMENTS.**

Ms. Mohr stated there is a workshop being scheduled by the Land Logics Group for Marysville, Duncannon, Penn Township and Rye Township (see attached correspondence from the Land Logics Group). Pat Devlin from the Land Logics Group reviews ordinance and proposed ordinance for municipalities in Perry County. She has already reviewed the ordinances for Marysville, Duncannon, Penn Township and Rye Township. They want to hold two workshops with the following tentative dates: Monday, March 30<sup>th</sup>, Tuesday, March 31<sup>st</sup>, Thursday, April 2<sup>nd</sup>, or Saturday, April 4<sup>th</sup>. Please email Brian Harris, Borough Manager or Pat Devlin with two preferred dates. The workshops will be held in the evening.

## **8. Report on Borough Council Meeting (Next Council Meeting 2/9/09):**

Ms. Brock stated she did not attend the January Borough Council meeting.

Ms. Mohr stated that the Borough Council needs to be aware of the President's Stimulus Recovery Package for Infrastructure. They are also considering a program for green infrastructure also. Funds may be available from Penn Vest for a zero percent interest loan with a thirty year term.

Ms. Mohr stated that green infrastructure would be considered rain gardens and hard core projects such as separating storm water and sewer.

Mrs. Stoner stated that Marysville needs to separate the storm water and sewer through the subway.

Ms. Mohr stated that the loan is part of the economic stimulus package to keep contractors working and improve towns.

Ms. Brock stated that she will take the idea to Borough Council and the Sewer Committee to see if they have any ideas to get the subway project going.

Ms. Mohr stated that porous pavements, rain gardens, wetland systems for sewer plants are examples of green infrastructure. In areas of the Borough with storm water run off problems, the Borough could encourage homeowners to install individual storm water systems.

Ms. Brock stated that the subway improvement should be the first step.

Ms. Mohr stated that the revitalization project proposed for the square was canceled because of numerous issues such as obtaining frontage at the Moose, moving telephone poles, and sewer separation. She is concerned with the condition of the square getting worse and worse.

Mrs. Stoner stated that the project involved numerous reviews. The individuals involved originally were not the same individuals that were making a decision later.

Ms. Mohr stated that her biggest issue is the tax money coming into the Borough because there are very little businesses.

Mr. Vaitl stated that if grant money was received and the Borough does not use it, the funding agencies will look twice at giving the Borough grant money in the future.

Ms. Mohr suggested that a motion be made to strongly recommend to the Borough that the grant money be used for beautification of the square.

Mrs. Stoner stated that the grant money could be used for beautification of the Borough even if it is not used specifically for the square.

Ms. Brock stated that somehow something should be done for the beautification of the Borough.

Mr. Shearer asked the status of boat dock improvements.

Mrs. Stoner stated that the improvements were not possible.

MOTION: Ms. Mohr moved, seconded by Mrs. Stoner to recommend to Borough Council to use the Transportation Enhancement Grant for \$208,500, New Communities Grant for \$250,000, Community Revitalization Grant for \$35,000 and the DCED Downtown Reinvestment/Main Street Grant for \$80,000 for the general enhancement of the Borough. The motion passed.

**9. ADJOURNMENT/NEXT SPECIAL MEETING DATE 2/11/2009 @ 6:30pm/NEXT REGULAR MEETING 2/24/09 @ 7:30 pm, WORK SESSION @ 6:30 pm.**

MOTION: Ms. Mohr moved, seconded by Mr. Shearer to adjourn the meeting at 8:13 pm.

Respectfully Submitted,

Janet Hardman,  
Code Enforcement Officer