

MARYSVILLE BOROUGH PLANNING COMMISSION  
WORK SESSION MEETING MINUTES  
SEPTEMBER 22, 2009

The work session began at 7:00 pm

**1. Revitalization of the Square**

Mrs. Simonetti stated that there will be a Borough Council reconvene meeting on Wednesday, September 23, 2009 at 7:30 pm. She would like to have a recommendation from the Planning Commission on the design prepared by the Cairos Group on the revitalization of the square. She provided three plans to the Planning Commission for review.

Ms. Brock stated that three plans have been provided to give final instructions to the Cairos Group.

Mrs. Stoner asked if they are just focusing on the square, Muriel wall and stairs and not doing boat launch.

Ms. Brock stated that the boat launch is not being considered.

Ms. Brock stated that the first plan shows a bump out, sidewalk and pole is not being moved. In all three plans there are trees. Plan 3 won't work because of diagonal parking.

Mrs. Stoner stated that she thought Plan 3 was contingent upon acquisition of property from the Moose and the apartment owner.

Mr. Vaitl stated that the triangle building will remain in all three plans.

Ms. Brock stated that Plan 1 has a planter in the middle with a bump out. Plan 2 has a bigger planter in the middle with parallel parking.

Mrs. Stoner stated that Plan 1 has parking on the south side and diagonal parking on the north side.

Ms. Brock stated that she likes plan 1 because it is more practical.

Ms. Stoner stated that Plan 2 and Plan 3 have more green area.

Ms. Brock stated that Plan 2 and Plan 3 destroy a lot of parking. Plan 3 has diagonal parking along the street on both sides and trees at the tip.

Mrs. Stoner stated that she thought property was needed from Moose and the apartment owner to do Plan 3.

Ms. Brock stated that there can not be diagonal in front of the Moose because there is not enough space.

Ms. Brock stated that if you can do it, she likes Plan 3 the best.

Mr. Vaitl asked what the red arrows meant on the plans.

Mrs. Stoner stated that the red arrows represent a visual view. When coming from the direction of the arrows, that is what you see.

Mr. Vaitl asked how the traffic flow is being handled in Plan 3.

Mrs. Stoner stated that there are two rows of parking in the middle and one row of parking on the side.

Mr. Vaitl stated that he does not think that the parking spaces will fit on Plan 3. He would hate to handcuff the businesses by taking parking away.

Mrs. Stoner stated that on Plan 2, the large planter in the middle takes parking space up.

Ms. Brock stated that in order to do Plan 2, the sidewalk needs to be moved back but the Moose will not cooperate.

Mr. Vaitl stated that Plan 3 has integrated parking and trees making it more like a park.

Ms. Brock stated that Plan 2 has more street going around whereas Plan 3 has no street.

Mr. Vaitl stated that the road should be one way going around the planter in Plan 2. Verbeke Street is better defined.

Ms. Brock stated that there is a traffic issue because you don't know if the car is going straight or turning.

Mr. Shearer stated that Plan 3 appears to have two lanes of traffic.

Mrs. Stoner stated that there are 21 parking spaces in Plan 1 minus the 8 diagonal spaces which would be 13 parking spaces.

Mr. Vaitl asked how many parking spaces are in Plan 3 if it could actually be done.

Ms. Stoner stated that there is one way for Valley Street and Verbeke Street and two way for Valley Street on Plan 3.

Mr. Vaitl stated he does not like Plan 2.

Mrs. Stoner stated she does not like Plan 2 because there is no parking.

Ms. Brock stated that in order to do any of the plans there must be parallel parking in front of the Moose because there is not enough room for a sidewalk. Parallel parking would allow 5 parking spaces.

Mr. Vaitl stated that deliveries for two of the buildings are from the front of the building. It could get close for delivery trucks in Plan 1.

Ms. Brock stated she likes Plan 1 but the parking in front of the Moose needs to be parallel parking in order to keep the sidewalk.

Mrs. Stoner stated that none of the three plans work for deliveries.

Ms. Brock stated that Plan 1 is probably the best for deliveries.

Mr. Vaitl stated that he likes the parking design in Plan 3 the best but it creates a hardship for two of the business owners for deliveries.

Ms. Brock stated that she likes Plan 1 if the parking can be changed to parallel in front of the Moose.

Ms. Stoner stated that on Friday and Saturday nights there is a parking problem at the Moose.

(For the record, Ms. Mohr arrived at 7:25 pm)

Mr. Vaitl stated that sidewalks in front of the Moose have been removed on Plan 1 and 3.

Ms. Mohr asked is the sidewalk was removed because of the handicap requirements.

Ms. Brock stated that the handicap sidewalk issues have been resolved.

Mrs. Stoner stated that the handicap requirements for sidewalks can be met without the pole relocation.

Mr. Vaitl stated that a large wheelchair is 32 inches wide.

Ms. Brock stated that too much parking is lost with the planter in the middle on Plan 2. Plan 1 has a smaller planter with diagonal parking in front of property along Valley Street.

Mr. Shearer stated that Plan 1 is a better plan overall.

Mr. Vaitl stated that diagonal parking is more attractive because it is easier to get into.

Ms. Brock stated that any plan that is chosen should keep the sidewalk in front of the Moose.

Mrs. Stoner stated that if the sidewalk can be kept in front of the Moose, she likes Plan 3 the best.

Mr. Vaitl stated that Plan 3 gives a lot more green area.

Mrs. Stoner stated that Plan 3 has the most parking.

Ms. Brock asked Mrs. Simonetti about the parking in front of the Moose.

Mrs. Simonetti stated that the parking in front of the Moose is a non issue. There is no diagonal parking in front of the Moose.

Mrs. Stoner asked Mrs. Simonetti to give them an update.

Mrs. Simonetti stated that they are going to do the sewer work first. Five of the owners on the square will need to replace the laterals. Since the apartment owner gave two feet of their land in the front, the Borough will do all the legal work for transfer of the land. There are two ways to do the pavers, by totally removing the sidewalk and replacing them or putting them over the top the existing sidewalk. The sidewalks in front of the business are ADA complaint.

Ms. Mohr asked what the surface will be in the square.

Mrs. Simonetti stated that the square will be blacktop and the pavers will be used for the sidewalks. She asked DECD if some of the \$250,000 of the New Community grant money could be used for the sewers. DECD indicated that they would consider the request.

**MARYSVILLE BOROUGH PLANNING COMMISSION  
REGULAR MEETING MINUTES  
SEPTEMBER 22, 2009**

**CALL TO ORDER.** The meeting was called to order at 7:36 pm

**ROLL CALL:**

**1. MEMBERS PRESENT**

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

**STAFF PRESENT:**

Janet Hardman, Code Enforcement Officer

**OTHERS PRESENT:**

Ann Simonetti, Council Member  
Jean Raisner

**2. MINUTES:**

**a. August 25, 2009 Minutes**

Page 2, 3<sup>rd</sup> sentence change “grounded” to “grouted” and change “construction” to “contaminated”.

Page 5, 4.b. paragraph 10 change the sentence to read, “Mrs. Stoner questioned whether all three lots abut a public right of way.”

Page 12, Motion: change “Mr. Shearer” to “Mr. Vaccaro”.

MOTION: Ms. Mohr moved, seconded by Mr. Vaitl to approve the minutes as amended. The motion passed with Mr. Shearer abstaining.

**3. PUBLIC COMMENT.**

- a. Ann Simonetti. Mrs. Simonetti stated that Commissioner Warren VanBuskirk passed away early this morning.

**4. OLD BUSINESS:**

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

Ms. Brock stated that Article 4 was revised and sent to Perry County Planning Commission for review. At the workshop meeting on October 14, Article 5 will be reviewed. Ms. Hardman will email a copy of Article 5 to everyone.

**b. Mark Walsh Subdivision Plan (Expires 11/1/09)**

Ms. Brock stated that a revised plan and time extension have not been received.

MOTION: Mr. Vaitl moved, seconded by Mrs. Stoner to deny the plan because revisions were not made that are required to meet the ordinance requirements unless a time extension is received before the next Borough Council meeting on October 12, 2009. The motion passed unanimously.

A letter will be sent to Borough Council indicating the Planning Commission recommendation.

**5. NEW BUSINESS:**

**a. Greenway Committee**

Mrs. Stoner stated that she was appointed to the Greenway Committee. The Greenway Committee meets four times a year. She has not yet attended a meeting.

**b. Model Geo Thermal Well Ordinance.**

Ms. Mohr stated that she has contacted the PA Groundwater Association regarding a model ordinance for geo thermal wells. They will provide the Planning Commission with a copy of the model ordinance. They also stated they would come to a Planning Commission meeting to discuss the model ordinance. Ms. Mohr will invite them to attend the October 27, 2009, meeting.

**6. GENERAL ANNOUNCEMENTS.**

- a. **Halloween night is Thursday 10/29/09 from 6 to 8.**

**7. Report on Borough Council Meeting (Next Council Meeting 10/12/09)**

Mrs. Simonetti stated that the Borough Council discussed the budget and the square revitalization at the September 14, 2009 meeting. Where ever feasible they would like to see shade trees and street lights. They would like to see the species of shade tree and street light design continue the same as what the bank installed. Also, a decision needs to be made on how the pavers will be installed by removing the sidewalk or putting them over the sidewalk.

Mrs. Stoner stated that the parking needs to be changed in front of the Moose.

Mrs. Simonetti stated that initially when Cairos designed the plans they were based on the Moose dedicating land. One of the Moose's' stipulations was that taxpayer's money could not be used. However, taxpayer's money must be used where there is a matching grant. The situation on taxpayer money was the use of the Borough's funds.

Ms. Brock stated that using the same trees and lighting as the bank makes sense.

Mrs. Simonetti stated that Cairos was originally talking about bump outs in front of the businesses where two cars can park on either side but it must allow for vehicle maneuvering so the bump outs cannot be done.

Ms. Brock stated that you cannot see to turn left into the subway. A flat space is needed in order to see around the corner.

Mr. Vaitl stated that the whole area is a traffic issue.

Mrs. Stoner stated that the new guardrail blocked the view of traffic.

Mrs. Simonetti stated that PennDOT did taper down the guardrail.

Mrs. Stoner stated that PennDOT will take care of the bridge sidewalk where the guardrail is.

Ms. Mohr stated that the parking is a mess now.

Mrs. Simonetti stated that she would like to see some parking in the center and diagonally on the side.

Mr. Vaitl stated that parallel parking in front of the Moose is an option.

Mrs. Stoner stated that the existing parking spots are small and not useable to all vehicles. The revitalization will make the parking spaces more usable.

Mr. Vaitl stated that the lanes should be distinguished in the square. Plan 1 seems practical.

Ms. Mohr asked about recommendations for planters.

Mrs. Raisner stated she thought money was being returned for the revitalization project.

Ms. Brock stated that they are not going to be able to do the whole project.

Mrs. Simonetti stated that the Transportation Enhancement grant money in the amount of \$208,500 was returned. The \$250,000 New Communities Grant can be used for the project.

Ms. Brock asked if the money can be used for sewer.

Mrs. Simonetti stated that the money can be used for streetscape improvement so they may let them use some of it for sewer improvements.

Mrs. Raisner asked if making the square one way was considered.

Mrs. Simonetti stated that one way is not an option because of the boat trailers.

Mrs. Stoner stated that one way was discussed by the Planning Commission.

Mr. Vaitl stated that the square is really difficult to get to so making one way would not help.

Ms. Brock stated that trailers coming out of the subway couldn't make the turn. The question is which way you would make one way. There are quite a few trailers coming through the square.

Mrs. Raisner stated that she likes Plan 3 for the boat launch.

Mrs. Stoner stated that Plan 3 involves purchasing a piece of property.

Mrs. Simonetti stated that the boat launch revitalization will be a project for another grant. There is money in the capital fund for the sewer improvements. The pavers would be part of the sidewalk improvement.

Mrs. Raisner asked if the pavers are being used for aesthetics.

Mrs. Simonetti stated that the pavers are being used for aesthetics.

Ms. Mohr stated that the pavers should be brick.

Mrs. Simonetti stated that the stamp concrete is being used for the crosswalks.

Mr. Vaitl stated that stamped concrete don't hold up to salt in the winter.

Mrs. Raisner asked if the grant was making the square ADA complaint.

Mrs. Simonetti stated that the grant will make the square ADA complaint. Embark has a pole in the square so there was not enough room to do the project but the apartment owner dedicated two feet along their frontage so the sidewalk could meet ADA requirements. The project could not be done if the sidewalks were not made to meet ADA requirements.

Mr. Vaitl stated that making buildings ADA accessible could be a problem.

Mrs. Simonetti stated that the buildings are not required to comply with ADA requirements. The brick pavers are variegate which means different colors.

Mrs. Raiser asked if the project only entails trees, street lights, and ADA sidewalks.

Ms. Mohr stated that trash cans, bike racks and recycle bins were discussed in the past.

Mrs. Raisner asked if diagonal parking will be done at the Moose.

Ms. Brock stated that diagonal parking will not be done at the Moose.

MOTION: Ms. Mohr moved, seconded by Mr. Vaitl to recommend to Borough Council to address:

1. Parallel parking in front of the Moose.
2. Diagonal parking in front of the businesses.
3. Distinguish vehicle lanes.
4. Bump out at street level made of pavers.
5. Trash cans, bicycle racks and recycle bins are provided.
6. Use variegated brick pavers for sidewalks.
7. Street light design are the same as the bank.
8. Shade tree species are the same as the bank.

The motion passed unanimously.

**8. ADJOURNMENT/NEXT SPECIAL MEETING DATE 10/14/09 @ 6:30pm/NEXT  
REGULAR MEETING 10/27/09 @ 7:30 pm, WORK SESSION @ 6:30 pm.**

MOTION: Mr. Vaitl moved, seconded by Mr. Shearer to adjourn the meeting at 8:30 pm.

Respectfully Submitted,

Janet Hardman,  
Code Enforcement Officer