

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
DECEMBER 22, 2015

MEMBERS PRESENT

Stephanie Stoner
Robert Zimmerman
Jennifer Brock

STAFF PRESENT:

Janet Hardman, Code Enforcement Officer
Jason Finnerty, Tri County Regional Planning Commission

OTHERS PRESENT: NONE

ZONING – PART 5–Zoning Ordinance

Mrs. Stoner stated that the review stopped at Section 27-503 Off-street parking requirements-truck stop - Industrial, truck terminal-Industrial, veterinary services-Commercial, warehousing-Industrial and wholesaling-Industrial.

Mrs. Stoner stated that the parking requirement for veterinary services of 1 space for every 500 square feet of gross floor area is good.

Ms. Hardman asked if a truck stop should be defined to indicate the type of truck.

Mrs. Stoner stated that there is not a definition for truck stop.

Mr. Zimmerman stated that a truck stop usually has a restaurant, convenience store, truck parking and car parking.

Mr. Finnerty stated that there is no definition in the model ordinance for truck stop. It would be appropriate to have a definition.

Ms. Hardman stated that there is a regulation for the size of a truck parking space in the ordinance.

Mrs. Stoner asked if the reference to truck should be semi-truck.

Mr. Zimmerman stated that a truck could be defined as a commercial truck. His truck is a box truck. He parks his truck in the semi-truck parking area.

Ms. Brock stated that when she is hauling a trailer she parks in the truck parking area.

Ms. Hardman stated that the ordinance refers to it as truck and trailer in 27-504.L.A.(5).

Mrs. Stoner stated that a truck stop may need more than 50% of the required parking spaces for trucks.

Mrs. Stoner stated that the truck terminal parking requirement does not sound like there would be enough parking. Truck terminal parking states, *“1 space for each 1,000 square feet of gross floor area or 1 space for each employee on the largest shift, whichever is greater. In addition to the off-street parking requirements and when there are 10 or ore loading berths provided, trailer parking spaces shall be provided at 1 trailer parking space for each additional loading berth.”*

Ms. Brock stated that the parking required could be based on loading bay since it was determined that parking should not be based on the number of employees.

Mrs. Stoner stated that parking should not be based on the occupancy count but the number of employees could be used but in her opinion the number of employees is too vague because a business can start out with a small amount of employees and the number of employees could increase.

Ms. Brock stated parking could be based on the number of loading bays.

Ms. Brock stated that a parking space should not be needed for every employee.

Mrs. Stoner stated that when shifts change there are two sets of employees there.

Mrs. Stoner stated that the number of employees is less now with automation.

Ms. Brock stated that the number of parking depends on what type of truck terminal it is; for example it could be box cars off a train or fed ex packages.

Mrs. Stoner read definition of truck terminal, “

- A. *Land and buildings used as a relay station for the transfer of a load from one vehicle to another or one party to another. The terminal cannot be used for permanent or long-term accessory storage for principal land uses at other locations. The terminal facility may include storage areas for trucks and buildings or areas for the repair of trucks associated with the terminal.*
- B. *A building or area in which freight brought by truck is assembled and/or stored for routing or reshipment, or in which semitrailers, including tractor and/or trailer units and other trucks, are parked or stored.*

Mr. Finnerty stated that a truck terminal could also be intermodal – truck to truck or truck to train.

Mrs. Stoner stated that a warehouse is usually storage of merchandise with only one or two loading berths.

Ms. Brock stated a warehouse is usually a distribution center where trucks come to unload merchandise but the merchandise doesn't stay there for long periods of time. There is not as much truck operations compared to building space.

Ms. Hardman stated that a warehouse is more building area than truck parking. A truck terminal has more truck parking than building area.

Mrs. Stoner suggested changing “or” to “and” in the parking requirement to read, *‘1 space for each 1,000 square feet of gross floor area and 1 space for each employee on the largest shift.’*”

Mrs. Stoner stated that 10 or more loading berths are too high. It should be changed to 5 loading berths. The parking requirement should be changed to read: *In addition to the off-street parking requirements and when there are 5 or ore loading berths provided, trailer parking spaces shall be provided at 1 trailer parking space for each additional loading berth.*” This should be changed for truck terminals, warehousing and wholesaling.

Ms. Brock asked if there is another ordinance other than the zoning ordinance that would prevent trucks from parking on the street.

Ms. Hardman stated that the vehicle code deals with overweight vehicles parking on the street but it must be posted with a weight limit.

Mr. Finnerty stated that there could be a requirement added stating that trucks must stay in the confines of the approved land development plan.

(For the record, Mr. Vaccaro arrived at 7:00 pm)

Mrs. Stoner stated that trucks back up and create a stacking issue at some sites.

Ms. Hardman stated that stacking lanes could be added to the parking requirement.

Mr. Finnerty stated that the last part of the requirement attempts to eliminate stacking.

Ms. Brock stated that there are scheduled times for pickup and delivery.

Mrs. Stoner stated that Section 27-504 – Location and Management requirements. There are no changes to A. Existing Parking. B. Changes in Requirements. D. Continuing Obligation.

Mrs. Stoner stated that C. Conflicts with Other Uses. The words “parking need” should be changed to “parking required by this Ordinance.”

Review stopped at Section 27-504.E. Drainage, surfacing and maintenance.

MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 22, 2015

1. CALL TO ORDER. The meeting was called to order at 7:35 p.m.

MEMBERS PRESENT

Stephanie Stoner
Robert Zimmerman
Jennifer Brock
Shawn Vaccaro

STAFF PRESENT:

Janet Hardman, Code Enforcement Officer
Jason Finnerty, Tri County Regional Planning Commission

OTHERS PRESENT: NONE

2. MINUTES:

a. October 27, 2015 Minutes

Page 1 add **NOTE: Meeting was held at the Library in the basement due to renovations at the Borough Office**

MOTION: Ms. Brock moved, seconded by Mr. Zimmerman to approve the October 27, 2015 as amended. The motion passed unanimously.

a. November 24, 2015 Minutes

Page 2, paragraph 9 add, “the model ordinance states that” after Mr. Finnerty stated that.

Page 2, paragraph 16 add, “active or” in front of passive.

Page 5, paragraph 3 change “should” to “could”.

MOTION: Ms. Brock moved, seconded by Mr. Zimmerman to approve the October 27, 2015 as amended. The motion passed unanimously.

3. PUBLIC COMMENT: NONE

4. OLD BUSINESS.

A. Zoning Ordinance/Chapter 27

a. Part 5 Off-Street Parking

Mrs. Stoner stated further review will be done at the January 20, 2016 special meeting.

5. NEW BUSINESS:

a. Rockville Estates Updated Phasing Schedule

Mrs. Stoner stated that Borough Council accepted the revised phasing schedule for Phase 2 – 2018, Phase 3- 2021, Phase 4 – 2024 and Phase 5 – 2027.

Mr. Zimmerman stated that the dates were moved up a year.

b. NPS River Trail Project

Mrs. Stoner stated that she had attended the Captain John Smith Chesapeake National Historic Trail presentation. Captain John Smith did a lot of exploring in the Chesapeake Bay area and he was also famous. About three years ago, Congress expanded the Captain John Smith water trail to include areas significant to his voyages and explorations to include headwaters.

Mr. Vaccaro stated that Captain John Smith was associated with Pocahontas.

Mrs. Stoner stated that the National Park Service is mainly looking to promote park and recreation projects because there are funds available for grants.

Mr. Finnerty stated that the Captain John Smith Chesapeake National Historic Trail will be the 5th recognized trail. Others are the Appalachian Trail, Heritage Canal Trail from Pittsburgh to Harrisburg, 911 Memorial Trail and the Susquehanna River Trail.

Mrs. Stoner stated that the National Park Service is not trying to acquire land but if Captain John Smith came into contact with the Susquehannock Indians, it will be added to the map.

Mr. Finnerty stated that this information should be shared with the Bicentennial Committee to tap resources to put up finances.

Ms. Brock stated that the Borough can apply for funds to improve the two boat landings in the Borough.

Mrs. Stoner stated that there is a landing at the sewer plant and another landing at the end of the tunnel.

Mrs. Stoner suggested that they tie in to a future trail in Rockville Estates could be discussed.

Mrs. Stoner stated that there was an archeological dig done in Lemoyne Borough and a Susquehannock Indian Village was found.

Mrs. Stoner stated that if there is any interest in grant monies for park and recreation, the Borough needs to get back with the National Park Service.

Ms. Brock stated that the sewer dock is heavily used. There was discussion regarding the improvement of this dock to add parking.

Mrs. Stoner stated once the dock is improved, it will need to be maintained.

Mr. Zimmerman stated that the ramp is in bad shape.

Mr. Finnerty stated that the ramp is steep.

Mr. Vaccaro stated that the ramp is also shallow.

Mr. Finnerty stated that is also mention of a rock outcrop in Buffalo Township that has a facial feature.

Ms. Brock stated that there are a lot of urban legends attached to the rock outcrop facial feature.

c. Planning Commission membership change.

It was a consensus of those present to request that the membership of the Planning Commission be changed from seven members to five members since the Planning Commission has had two vacant positions for some time.

Mr. Finnerty asked if the Planning Commission's bylaws will need to be changed.

Ms. Brock stated that the bylaws states that Borough Council can change membership.

Mrs. Stoner stated that she will check the bylaws.

MOTION: Ms. Brock moved, seconded by Mr. Vaccaro to recommend a change in the Planning Commission membership from seven members to five members. The motion passed unanimously.

**6. REPORT ON BOROUGH COUNCIL MEETING - NONE
(Next Council Meeting January 12, 2015).**

7. PUBLIC COMMENT.

Mr. Finnerty stated that he received an email from the Bicentennial Committee about the Tom Hughes PEMA webinar on signage related to flooding. There is a sign on the Walnut Street Bridge showing the height of the floods which is required for identification. The program enables communities to get informational signage.

Ms. Brock stated that the Heritage Park flood line would be interesting.

Mr. Finnerty stated he will get excerpts of the webinar.

Mr. Zimmerman stated that the high water mark from the 1972 flood at the Lewistown Narrows is shown inside the restaurant and across the street with signage.

Ms. Brock stated that the Walnut Street Bridge has several floods marked.

Mr. Finnerty stated that the actual flood line was surveyed.

8. ADJOURNMENT/NEXT SPECIAL MEETING 1/20/2016 /NEXT REGULAR MEETING 1/26/2016.

MOTION: Mr. Zimmerman moved, seconded by Ms. Brock to adjourn the meeting at 8:15 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer/Recording Secretary