

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
FEBRUARY 23, 2016

MEMBERS PRESENT

Stephanie Stoner
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 Off-street parking requirements, Section 505, Design Standards.

Mrs. Stoner stated that Section 27-505.A.(2) Stall widths should be changed from 9' to 9.5'. Stall depth should be changed to stall length.

Mr. Finnerty stated that the model ordinance has 18', 21', 20' and 18' for stall widths.

After discussion was held, stall length was changed back to stall depth.

Ms. Brock stated that the length automatically adjusts.

Mr. Finnerty stated that the two columns in the table in Section 27-505.A.(2) are more tuned to degrees.

Mrs. Stoner asked if depth is defined in the County model ordinance.

Ms. Brock stated that depth is right angles to width.

Mr. Finnerty stated that the terms bay width and stall width are used.

Mrs. Stoner stated that since there is no definition for bay width or stall width; the term will be changed to parking space.

Ms. Brock stated that depth should be consistent. Depth is measured from the curb.

Ms. Brock stated that the curb is at right angles toward the aisle.

Mrs. Stoner stated that Section 27-505.A.(2) NOTE: should be reworded as follows, “depth of parking space is the measurement from the curb or edge of the parking space toward the aisle and not including any part of the aisle or driveway. Also NOTE under (5) (a) should read the same.

Mr. Finnerty stated that we need to make sure that the measurement is not defined in the definition.

Mrs. Stoner stated that the definition of parking spaces does not say how it is measured.

Ms. Brock stated that angled parking needs less space.

Table 27-505A.(2) was changed to 19’, 21’, 20’, 19’ and 22’ for stall widths.

Mrs. Stoner stated that parallel parking should be changed from 8’ x 22’ to 22’ x 8’ in Section 27-505.A.(2).

Mr. Finnerty stated that the aisle width varies based on parking design.

Ms. Brock stated the more the angle takes less width.

Mr. Finnerty stated that in the model ordinance, the stall width is 20’ (90 degree), 18’ (60 degree), 14’ (45 degree) and 12’ (30 degree) for angle parking.

Mrs. Stoner stated that 25’ is required for an aisle width for a one way and a two way access drive.

Mr. Finnerty stated that the model ordinance recommends a 24’ aisle width.

Mrs. Stoner stated that she is okay with 25’ access aisle width for 90 degree parking. The ordinance requires a 20’ access aisle width for 60 degree, 45 degree and 30 degree parking.

Ms. Brock stated that Section 27-505A.3. states that *all dead-end parking lots shall be designed to provide sufficient backup area for end parking spaces of the parking area*; “parking lot” should be changed to “parking aisle” and “sufficient” should be changed to “a”.

Mrs. Stoner stated that Section 27-505.A.(5) (b) can be deleted because it is already stated in the table.

Mrs. Stoner stated that Section 27-505.B. *setbacks for parking areas shall be provided as follows*, the setback is 10’

Mr. Finnerty stated that the model recommends a setback of 6’.

Ms. Brock asked if Section 27-1402 is a good reference.

Mr. Finnerty stated that the setback should be over and above the buffer yard requirement. If screening can be planted up to the parking there could be some maintenance issues such as snow removal. Screening causes temperature variations.

MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 23, 2016

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

MEMBERS PRESENT

Stephanie Stoner
Jennifer Brock

STAFF PRESENT:

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

OTHERS PRESENT: NONE

2. MINUTES:

a. January 27, 2016 Minutes

Page 3, paragraph 4 add “there” after “that”.

Page 3, paragraph 12, change “Council” to “Manager”.

Page 5.6.b., paragraph 1, add “by the tunnel” after boat ramp.

Page 6.c., paragraph 6 delete, “*Mr. Finnerty stated that the open house would be a good time to engage into discussion about the houses.*”

Page 6.c., paragraph 1, change “in the Borough” to “on their property”.

Page 6.c., paragraph 5, delete “and prevent cuts”. And change the second sentence to read, “Once sold, the new owner could clear cut the lot with proper permits”.

Page 6.b., paragraph 3, add “the owner claims that” after that.

Page 6.b., paragraph 4 add “usually” before railroad.

The minutes were not approved because a quorum was not present.

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 March 16, 2016 special meeting.

5. NEW BUSINESS:

6. GENERAL ANNOUNCEMENTS

a. Truck parking at end of Borough

Mrs. Stoner stated that she will inquire about the erosion and sedimentation control and was told that more was to be done but it was not due to the weather. She will inquire further about the erosion and sedimentation control.

7. REPORT ON BOROUGH COUNCIL MEETING - NONE

(Next Council Meeting March 8, 2016).

8. PUBLIC COMMENT. NONE

9. ADJOURNMENT/NEXT SPECIAL MEETING 3/16/2016 /NEXT REGULAR MEETING 3/22/2016.

The meeting was adjourned at 8:25 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer/Recording Secretary