

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
MAY 24, 2016

MEMBERS PRESENT

Stephanie Stoner
Robert Zimmerman
Anson Seeno

STAFF PRESENT:

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

OTHERS PRESENT

Zoning Part 8

Mrs. Stoner stated that review stopped at General Regulations, Section 27-804 Driveway at the May 18, 2016 workshop meeting. The driveway regulations were updated in 2007.

Mr. Finnerty asked if there was a driveway section in the SALDO.

Mrs. Stoner read Section 22-515 Driveway from the SALDO.

Mr. Finnerty stated that driveway material specifications are typically in the SALDO.

Mrs. Stoner stated that there is no material list in the SALDO but there is a reference to PennDOT standards.

Ms. Hardman stated that a subdivision plan would have to meet zoning ordinance requirements.

Mrs. Stoner stated that there is no change to Section 27-804.

Mrs. Stoner stated that Section 27-805 Erosion and Sedimentation Control was also recently updated.

Mr. Finnerty stated that Section 27-805.A, captures what people are obligated to do. A plan must be presented.

Mr. Finnerty stated that the applicant must indicate the size of the area disturbed.

Mrs. Stoner asked if a zoning permit is required if there is earth disturbance associated with a garden.

Ms. Hardman stated that there are exemptions in Section 27-805.E.

Mr. Finnerty stated that Section 27-805.B.(1) *excavation, fill or any combination thereof that exceeds 500 cubic yards* and Section 27-805.B.(6) *excavation, fill or any combination there that exceeds an area of 2,000 square feet* should be combined into one section.

Mrs. Stoner stated that Section 27-806 Garage or Yard Sales was not previously reviewed.

Ms. Hardman stated that the each sentenced should be numbered.

Mrs. Stoner asked what the issue is with persons contributing merchandise for a sale in the following regulation, *“Every owner or occupant intending to have a garage or yard sale or similar sale shall notify the Borough as to the date of the proposed sale and the names of the persons contributing merchandise for that sale.”*

Ms. Hardman stated that a garage sale is typically for the resident to sale personal items. The regulation may be attempting to prevent other people from bringing merchandise to sale to limit the amount of items.

Mrs. Stoner asked if there should be a limit on the duration of the sale to four consecutive days.

Mr. Finnerty asked if there is a limit to signage. Is garage sale signage regulated in the sign regulations?

Mrs. Stoner stated that sign regulations are in Section 603.

Ms. Hardman stated that private sales or event signs are exempt for the sign permit and fee. There are no regulations on the size or number

Mrs. Stoner stated that Section 27-807 Home Occupations was recently reviewed.

Mr. Finnerty stated that there should be a reference to signs in the home occupation regulations in Section 27-807.B.(7) and 27-807.D.(8).

Mrs. Stoner stated that Section 27-808 is General Regulations for specific uses. A. is for Auto Body Shop; B. Automobile Garages; C. Automobile Services and Self Service Stations in the C-2 zoning district.

Mr. Seeno asked if there are regulations on odor or noise.

Ms. Hardman stated that odor and noise is regulated in the Performance Standards-Part 15.

Ms. Stoner stated that in Part 15 Performance Standards has a reference to the Air Pollution Abatement Manual of Manufacturing Chemist Association – Chapter 5, Table 3.

Mr. Finnerty stated that the County may be interested in purchasing devices to measure odor, light and noise.

Mr. Finnerty stated that vehicle storage could be limited to one month.

Ms. Hardman stated that time periods are hard to enforce.

Mr. Seeno asked if the existing auto body shops will be required to fence their storage lots.

Ms. Hardman stated that existing auto body shops will be grandfathered under the nonconformities section of the ordinance.

Mrs. Stoner stated that nonconformities run with the land not the property owner.

There was no change to Section 27-808.A. B. or C.

**MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
MAY 24, 2016**

1. CALL TO ORDER. The meeting was called to order at 7:38 p.m.

MEMBERS PRESENT

Stephanie Stoner
Robert Zimmerman
Anson Seeno

STAFF PRESENT:

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

OTHERS PRESENT:

None

2. MINUTES:

a. April 26, 2016 Minutes

MOTION: Mr. Zimmerman moved, seconded by Mr. Seeno to approve the minutes as submitted. The motion passed unanimously.

3. PUBLIC COMMENT: NONE

4. OLD BUSINESS.

A. Zoning Ordinance/Chapter 27 (2007)

Mrs. Stoner stated further review will be done at the June 28, 2016 regular meeting. The June 15, 2016 Workshop meeting will be canceled.

5. NEW BUSINESS: NONE

6. GENERAL ANNOUNCEMENTS

a. Borough Manager Updates

Rock Slope Project is ahead of schedule and may have an early ending.

Rockville Estates – two zoning permits and one building permit was issued.

Durgin Subdivision plan – The subdivision was approved by Borough Council and is ready for recording.

Junk yard on Route 11/15 – received a complaint about the junk yard. Borough staff will be working on a resolution.

b. Community Outreach

Mr. Finnerty stated that the next Community Outreach meeting will held the first Tuesday in June.

7. REPORT ON BOROUGH COUNCIL MEETING - NONE

(Next Council Meeting – June 14, 2016).

8. PUBLIC COMMENT. NONE

9. ADJOURNMENT/NEXT SPECIAL MEETING 6/15/2016 - cancelled/NEXT REGULAR MEETING 6/28/2016.

MOTION: Mr. Seeno moved, seconded by Mr. Zimmerman to adjourn the meeting at 7:56 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer/Recording Secretary