

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
JANUARY 24, 2017

MEMBERS PRESENT

Stephanie Stoner
Jennifer Brock
Robert Zimmerman

STAFF PRESENT:

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

OTHERS PRESENT: None

Zoning

Mrs. Stoner stated that Part 11 – Conditional Uses, Section 27-1115 Open Space is where we stopped.

Mr. Finnerty stated that the Planning Commission should consider reviewing the latest version of an Open Space model done by The Natural Lands Trust. The County's model ordinance has the old version. Mr. Finnerty will find the latest version for the Planning Commission to review.

Mrs. Stoner stated that other issue is the permitted uses in the Conservation District.

Mr. Finnerty stated that Open Space should be a permitted use in the Conservation District.

Mrs. Stoner stated the permitted uses are: 1. Conservation areas or structures for the conservation of open space, water, soil or wildlife or plant resources. 2. Forestry in accordance with 27-808.H. 3. Game Farm, such as deer, pheasant or other small animal; not involving a structure or structures. 4. Hunting or trapping. 5. Passive Recreation. 6. Pedestrian, hiking, horse or bicycle trails. 7. Public and Private recreational areas 8. Public Utilities and Facilities, in accordance with Section 27-808.F. 9. Wildlife Propagation and management. 10. Wildlife sanctuaries. 11. Any use determined by the Zoning Officer to be of the same general character as the above listed permitted uses. The conditional uses are: A. Nurseries or Tree Farms in accordance with §27-1119. B. Open Space Developments in accordance with §27-1120. C. Primitive Campgrounds in accordance with §27-1121. D. A single family detached dwelling on existing lots of record in existence prior to January 13, 2005 (the effective date of this section) in accordance with §27-1122.

Mr. Finnerty asked as a conditional use, can you put two dwellings on one lot.

Mrs. Stoner changed the conditional use to a single family dwelling on an existing lot of record.

Ms. Brock asked what the minimum lot area is for uses with on lot septic systems.

Ms. Hardman stated that there minimum lot areas in the Open Space regulations for on lot septic systems.

Mrs. Stoner stated that it was determined that there are two lots in the conservation district that could do an open space development – one lot is 20 acres and the other lot is the large tract at the end of the Borough.

Mrs. Stoner stated that accessory buildings are limited to 400 square feet based on slope.

Mrs. Stoner stated that we need to make sure that the Open Space is not less restrictive.

Ms. Hardman stated that the Conservation District needs to be provided when reviewing the Open Space requirements.

Mrs. Stoner stated that Section 27-1115 Open Space will be reviewed once the new version of Open space model is received. Review continued with Section 27-1116 – Places of Worship in the R-1 Low Density Residential District.

Mrs. Stoner questioned if worship related should be hyphenated.

Mr. Finnerty asked if a parsonage is an accessory use.

Mrs. Stoner stated that the wording “such as but not limited to” should be added for accessory worship related uses.

Mrs. Stoner asked if there would be a problem if a parsonage was on the same lot as the church.

Ms. Hardman stated it would be left up to interpretation of whether the parsonage is a principal use or an accessory use.

Mrs. Stoner asked if it made sense that parsonage is a single family detached dwelling because a parsonage does have an office.

Ms. Hardman stated that the office could fall under home occupation regulations.

Mr. Finnerty questioned if a parsonage was a place of worship because there may be worship services.

Ms. Hardman stated that single family homes have worship services as well.

Mrs. Stoner stated that it could be possible that if the church gets smaller and the parsonage is rented out.

Mr. Finnerty stated that detailed regulations are not needed for parsonage beyond a single family home.

Ms. Brock asked if all place of worship related activities need to be on the same lot.

Ms. Hardman suggested adding another requirement that states that a parsonage can be considered an accessory use if on the same lot as the place of worship or a principal use when located on a separate lot.

Mrs. Stoner stated that some daycares are regulated by the State.

Ms. Brock stated that the regulations are referring to outdoor play area for the place of worship daycare.

Mr. Finnerty asked if the regulations for place of worship daycare is the same as a daycare as a permitted use.

Mrs. Stoner stated that daycares are permitted in the R-2 district and there are no additional regulations.

Mr. Finnerty asked if a regulation addressed fencing around the outdoor play area should be added.

Mrs. Stoner stated that Place of Worship does not have a separate off-street parking section.

Mrs. Stoner stated that most daycares are regulated by the State.

Ms. Brock stated that the State regulations apply no matter where the daycare is.

Mr. Finnerty stated that assembly uses is in the off-street parking section. Place of Worship could be added to assembly.

Mrs. Stoner stated that off-street parking has church as a separate category. She will change it to Place of Worship.

Mr. Finnerty stated that assembly in off-street parking has regulations for fixed seats or one space for every 50 square feet for the assembly area if there are no fixed seats.

Mrs. Stoner added wording to address parking for Place of Worship with no fixed seats by adding one space for every 50 square feet of assembly area if there are no fixed seats.

Mrs. Stoner will add a requirement that the play area be fenced with a 4' solid fence.

Mrs. Stoner will add a requirement that the day care must meet State regulations.

(For the record, Mr. Vaccaro arrived at 7:27 pm)

MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
JANUARY 24, 2017

1. CALL TO ORDER. The meeting was called to order at 7:30 p.m.

MEMBERS PRESENT

Stephanie Stoner
Jennifer Brock
Robert Zimmerman
Shawn Vaccaro

STAFF PRESENT:

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

OTHERS PRESENT:

None

2. NOMINATION OF OFFICERS:

Mrs. Stoner turned the meeting over to Mr. Vaccaro for nomination of officers.

Mr. Vaccaro called for nominations for Chair.

Mrs. Stoner nominated Ms. Brock for Chair, Mr. Zimmerman seconded the motion. The motion passed unanimously.

Mr. Vaccaro called for nominations for Vice Chair

Mr. Zimmerman nominated Mrs. Stoner for Vice Chair. Ms. Brock seconded the motion. The motion passed unanimously.

Mr. Vaccaro called for nominations for Secretary.

Ms. Brock nominated Mr. Vaccaro for Secretary. Mr. Zimmerman seconded the motion. The motion passed unanimously.

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

3. MINUTES

a. November 22, 2016 Minutes

Page 3, paragraph 5. Delete second sentence, “A hoarder should have a limit on the number of dogs they are permitted to have”.

Page 3, paragraph 12, change “chaeta’s” to “cheetahs”.

Page 4, 3. Public Comment, change “baluster” to “ballister”.

Page 5.B. paragraph 3 change sentence to read, “Mrs. Stoner asked what forms should be included.”

MOTION: Mrs. Stoner moved, seconded by Mr. Zimmerman to approve the minutes as amended. The motion passed unanimously.

3. PUBLIC COMMENT:

Mr. Finnerty stated the Regional Planning Commission is wrapping up the annual report and getting building permit activity for the region. They are also updating a 150 page document for contact information across the county. On the regional level, a freight movement study is commencing. One element of the study is looking at squares in the county such as New Bloomfield in Perry County, Newville in Cumberland County and Halifax in Dauphin County.

Ms. Brock stated that the Linglestown Square was redone.

Mr. Finnerty stated that the monument in the square in New Bloomfield limits the speed of traffic. The parking is at an angle and protrudes out. There are also cross walk issues. If some of the angle parking is removed it could help visibility and provide allowance for trucks to short cut the circle.

4. OLD BUSINESS.

A. Zoning Ordinance/Chapter 27 (2007)

Ms. Brock stated further review of the Zoning Ordinance will continue at the February 15, 2017 work shop meeting.

5. NEW BUSINESS: NONE

6. GENERAL ANNOUNCEMENTS: NONE

7. REPORT ON BOROUGH COUNCIL MEETING AND BOROUGH MANAGER UPDATE. (Next Council Meeting – January 10, 2017).

8. PUBLIC COMMENT.

9. ADJOURNMENT/NEXT SPECIAL MEETING 2/15/2017/NEXT REGULAR MEETING 2/28/2017.

MOTION: Mrs. Stoner moved, seconded by Mr. Zimmerman to adjourn the meeting at 7:52 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer/Recording Secretary