

MARYSVILLE BOROUGH PLANNING COMMISSION
WORK SESSION
FEBRUARY 28, 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 27-1123 Storage, Self Service Facility and Section 27-1115 Open Space is where we stopped.

Mrs. Stoner stated that following changes should be made to Section 27-1123 Storage, Self Service Facility:

Change “is” to “are” in Section 27-1123.1.

Change Storage, Self Service Facility title in the body of the text in 1.A., 6, 7.A. to Self-Service Storage Facility.

Mrs. Stoner asked if 26’ for one way and 30’ for two way for a parking/driving lane is enough room.

Mr. Finnerty stated that a vehicle will not back up to the door. The vehicle will pull up parallel to the door.

Ms. Brock stated that Section 27-1123.1.A.(8) should reference Section 27-1404 for screening and buffer yard.

Ms. Hardman stated that the standard wording should be copied for Section 27-1123.B.

Mr. Finnerty asked if fencing is a requirement.

Mrs. Stoner stated that a fence would be required as part of Level Two screening.

Mr. Finnerty stated at in Section 27-1123.1.A (2) we should add that a vehicle cannot occupy a travel lane.

Mr. Zimmerman stated that most self-service storage facilities have a designated area for trailers and boats to park.

Mr. Finnerty stated that we might want to limit the number of facilities.

Mrs. Stoner stated that Section 27-1123.1./A.(2) states, *“This provision shall not be interpreted to permit the storage of dismantled, partially dismantled, wrecked or inoperative vehicles.”*

Mrs. Stoner stated that “unlicensed vehicles” will be added.

Mr. Finnerty asked if there is any mention of auctions.

Mrs. Stoner stated that Section 27-1123.1.A.(7)(a) i. states auctions are prohibited.

Mr. Finnerty stated that the regional model ordinance states that there can be no auction within 600’ of a residential district.

Mrs. Stoner stated that self-storage facilities are a conditional use in the C-2 zoning district.

Mrs. Stoner stated that she will add under auction, “except in the case of delinquent evictions by the property owner.

Ms. Hardman stated that a 600’ restriction from a residential district will prohibit the use.

Mrs. Stoner stated that the restriction from a residential district could be 50’.

Mrs. Stoner stated that a provision should be added about living in the storage unit.

Mrs. Stoner stated that there should also be a provision about storage of any illegal item or contraband.

Mr. Zimmerman stated that when a customer moves out of a storage unit they usually put items they don’t want in the dumpster.

Mr. Finnerty stated that the contract to rent the unit waives the property owner’s responsibility from break ins.

Mrs. Stoner questioned why a dumpster should be required.

Mr. Zimmerman stated some self-storage facilities are self-contained.

Mr. Finnerty asked if the Borough’s current zoning ordinance have any requirements for self-storage facilities.

Ms. Hardman stated that the Borough's current zoning ordinance does not have requirements for self-storage facilities.

Mr. Finnerty asked if there are any self-storage facilities in the Borough.

Mr. Zimmerman stated that there is a storage facility at Verbeke and Landsdale Streets.

Mrs. Stoner stated that there are some areas in the Borough that could be used for a self-storage facility.

Mrs. Stoner stated that Open Space Section 27-1115 needs to be reviewed.

Mr. Finnerty stated we may not need to use all of the definitions.

Mrs. Stoner stated that the definitions will be put in the definition section.

Mr. Finnerty stated there is a commentary.

Mrs. Stoner stated the definitions in the zoning ordinance need to match the definitions in SALDO.

Ms. Stoner compared the definition of "caliper" in the SALDO and it was almost the same.

Mrs. Stoner stated the definition of Common Facilities is called Common Elements in the ordinance. Common facilities are for condos.

Mr. Finnerty stated that common spaces are within the title lines of privately owned lots.

Mrs. Stoner questioned if condos are in the ordinance.

Ms. Hardman stated that condos are permitted in the ordinance.

Mr. Finnerty suggested keeping common element definition and adding common facilities.

Mrs. Stoner stated that the definition of community association is also in the definition section of the zoning ordinance.

Ms. Hardman preferred the definition of community association in the model open space ordinance.

Mr. Finnerty questioned the term "individual property."

Ms. Brock suggested enhancing the term to "privately owned individual property".

Mrs. Stoner read definition of condominium. The definition of condominium in the model ordinance is better.

Mr. Finnerty stated there is a definition of conservancy lot in the model ordinance.

Ms. Brock stated that conservancy lot is part of a subdivision.

Mrs. Stoner stated that there is only a definition for conservancy organization in the SALDO.

Ms. Brock stated that the definition is mixing organization and the land itself.

Mr. Finnerty suggested removing the reference to land and use the model ordinance definition of conservancy lot.

Mrs. Stoner stated that the word “large” should be removed from conservancy lot definition.

Mr. Finnerty stated that limits it because it doesn’t take into account natural areas.

Mrs. Stoner stated that there is a definition of greenway land.

Mrs. Stoner stated that she needs to add SALDO definitions to make sure that there are no contradictions in the definitions.

Mr. Finnerty stated that there is a provision that there may be a walk of the property.

**MARYSVILLE BOROUGH PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 28, 2017**

1. CALL TO ORDER. The meeting was called to order at 7:32 p.m.

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

2. MINUTES

a. January 24, 2017 Minutes

Page 4, Nomination for secretary, change “Mr. Zimmerman” to “Ms. Brock”:

Page 3, paragraph 3, change “a” to “some”.

Page 2 last sentence, add at end of sentence, “beyond single family home.”

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 New Bloomfield Square will be discussed at the Region Wide Freight Movement Study outreach for development plan meeting will be held in the New Bloomfield Commissioners conference room on Tuesday, March 7, 2017 at 6:30 pm. Brian Funkhouser from Michael Baker & Associates will be overseeing the meeting.

Mr. Finnerty stated that there will be a Riverlands Study presentation at Watts Township on March 1, 2017. Discussion will be held regarding the 11/15 corridor from Angies to intersection and intersection to Dauphin underpass that looks over Statue of Liberty. Both stretches of roadway has had accidents that warrant a study.

Mr. Finnerty stated a new Rutter’s convenience store is proposing to locate across from Red Rabbit restaurant on Route 322.

Mrs. Stoner stated that a wall should be erected in the middle so there cannot be turns into Rutter’s.

Mr. Finnerty stated that Rt 322 is a limited access corridor. Rt 11/15 is not recognized as a limited access corridor.

Mr. Finnerty stated he is working on two zoning ordinances. One for Spring Township who has never had a zoning ordinance and he continues to assist with the zoning ordinance revisions for Marysville Borough.

4. OLD BUSINESS.

A. Zoning Ordinance/Chapter 27 (2007)

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

5. NEW BUSINESS: NONE

6. GENERAL ANNOUNCEMENTS:

A. Truck Parking Lot. Ms. Brock stated that she spoke to Mr. Weaver, Borough Manager regarding the tractor trailer parking lot on Rt 11/15. He stated he sent a scathing letter to

PennDot regarding the issuance of the Highway Occupancy Permit for this facility.
PennDot renewed the Highway Occupancy Permit anyway.

B. Rockville Estates. Ms. Brock stated that Yingst Homes may want to submit a revised plan for Phase 1 to reduce the three lots on Little Mountain to two lots because of problems with driveway placement.

C. Lions Club stone wall. Mrs. Stoner stated that the stone wall is being repointed and repairs. The contractor is doing a good job.

7. REPORT ON BOROUGH COUNCIL MEETING AND BOROUGH MANAGER UPDATE. (Next Council Meeting – March 14, 2017).

8. PUBLIC COMMENT.

9. ADJOURNMENT/NEXT SPECIAL MEETING 3/15/2017/NEXT REGULAR MEETING 3/28/2017.

MOTION: Mrs. Stoner moved, seconded by Mr. Zimmerman to adjourn the meeting at 7:58 pm.

Respectfully Submitted,

Janet Hardman,
Code Enforcement Officer/Recording Secretary