



Marysville Borough

Planning Commission Meeting Minutes January 25, 2022

WORK SESSION (6:30 PM – 7:30 PM)

Members from The Engineering Firm IDP were present to discuss the Final Subdivision and Revised Phasing Plan for Rockville Estates, Phase IV.

PUBLIC MEETING

Call to Order:

Jennifer Brock called the meeting was called to order at 7:30 pm.

1. Reorganization and Seating of Planning Commission Members.

Stephanie Stoner nominated Jennifer Brock for Chairman, herself for Vice Chairman and Robert Zimmerman for Secretary. Jennifer Brock seconded those nominations. Jennifer Brock made s motion to appoint herself as Chairman, Stephanie Stoner as Vice Chairman and Robert Zimmerman as Secretary. Robert Zimmerman seconded the motion which passed unanimously.

2. Introduction of Visitors and Roll Call of Members and Staff

Chair Brock took roll with the following present:

Members: Brock, Stoner and Zimmerman

Staff: Trish Hammaker and Engineer Greg Rogalski

Council: Vice President Charles Wentzel

County Planner: Jason Finnerty

3. Announcement of Two Vacant Positions on the Commission

Chairman Brock announced that there are two vacancies on the Planning Commission. Council Vice President Wentzel advised that there were two applicants at the last Council meeting but Council decided to continue looking for applicants and that the Borough Manager was asked to readvertise the openings.

4. Minutes

November 16, 2021 Meeting Minutes

Chairman Brock stated that the minutes were included in the member packets and noted that because a quorum was not present, no action could be taken so there was only discussion. Vice Chairman Stoner advised that “be” in the last sentence under Work Session should be changed to “implement” and the word “The” in front of Borough Engineer should not be capitalized.

With no further discussion, Jennifer Brock made a motion to pass the minutes with the two changes. Robert Zimmerman seconded the motion which passed with all in favor.

Vice Chairman Stoner noted that the October minutes were never acted on and requested that these be placed on the next agenda for approval.

5. Public Comment – Please Keep to a Three (3) Minute Time Limit

Charles Wentzel asked the Engineers present representing the Rockville Estates plan about the lighting proposed for Rockville Boulevard on the curve. Elliott Shibley advised that there will be one lamppost on the curve. Mr. Wentzel if they would consider installing reflectors in that area for safety reasons. Mr. Shibley advised that a guardrail will be installed on the curve and will have reflectors. Mr. Wentzel added that he was concerned about the sun glare as well. Mr. Shibley advised that street trees will be planted along the curve which should help with the sun glare. Mr. Wentzel expressed a concern for future building in the development as he noticed that in Phase III, lots were built up with fill and then houses built on them. He stated that he was concerned about the settling of the fill and it causing cracks to the foundations. Mr. Shibley advised that these homes have exposed basements so they will be on the bedrock.

6. Old Business

a. Final Minor Land Development Plan for Wally’s Storage Center, LLC – South Main Street.

Chairman Brock stated that the applicant requested a waiver from providing a lighting plan for outdoor lighting. She advised that she had a concern regarding this waiver as this planned development was adjacent to residential homes. The applicant’s Engineer, Joe Burget, advised that all outdoor lighting will be one the building and will be shielded. He added that the lighting would be directed downward to the access areas and that they are proposing landscaping in an effort to shield the neighboring residential properties from the light and noise. Chairman Brock asked the reason for requesting a waiver on this issue. Mr. Burget advised that it allows the builder to choose the lighting fixtures. Ms. Brock asked if he would be willing to place a note on the plan that stated that the outdoor lighting would be shielded and include the wattage of the lighting.

Chairman Brock asked about the waiver request regarding from providing the location of the existing sanitary sewer, water supply, fire hydrants, stormwater management facilities and other significant manmade features on or adjacent to this tract or within 200 feet. Mr. Burget advised that the waiver is being requested because the building is not proposing any sewer or water for the building. Chairman Brock asked if a note could be placed on the plan and Mr. Burget advised that he was willing to do that.

Chairman Brock asked if any buffering was proposed for this project as it is adjacent to residential properties. Mr. Burget stated that there was and it would either be via fencing or landscaping. Engineer Rogalski cautioned Mr. Burget to look into the height restrictions for fencing. He added that since the property abuts a street, there may be setback requirements for fencing and landscaping.

Chairman Brock asked for the status of the Erosion Control Plan and the NPDES permit. Mr. Burget advised that they are getting ready to submit the NPDES permit application. He added that they would also be applying for a variance with respect to the rear yard setback. Ms. Brock stated that the Borough would require an extension from the applicant as the review period expires 02/14/2022. Mr. Burget advised that he would get an extension letter to the Borough.

With no further discussion, the following action was taken on the waivers:

1. Applicant is requesting a waiver of the requirement to submit a preliminary plan (22-405). Motion by Stoner, second by Brock to recommend that Borough Council grant this waiver. The motion passed unanimously.
2. Provide location of existing sanitary sewer, water supply main, fire hydrants, stormwater management facilities and other significant manmade features on or adjacent to the tract or within 200 feet (22-407.C.2.I) Motion by Brock, second by Stoner to recommend that Borough Council grant this waiver under the condition that the applicant detail the neighboring infrastructure on the plan and that the applicant place a note on the plan that there is no existing sewer or water on the lot and that the applicant is not proposing the installation of sewer or water services for the property. This motion passed with all in favor.
3. Provide lighting plan for outdoor lighting (22-407.C.2.mm, 22-408.D.2z and 22-524). Stoner motioned, seconded by Brock to recommend that Council grant this waiver under the condition that the applicant place a detail on the plan stating they type, and wattage of the proposed outdoor lighting fixtures and that the applicant provide the Borough with a cut sheet on the lighting fixtures.

4. Provide site analysis for the preservation of natural, historic and cultural features (22.522.2.A). Brock motioned and Zimmerman seconded to recommend that Borough Council grant this waiver request.

Brock made a motion to recommend that Borough Council approve the Final Minor Land Development plan for Wally's Storage center, LLC under the following conditions: The applicant obtain a variance from the setback requirements with respect to the South West corner of the lot; the applicant addresses all comments on the Borough Engineers memo dated 01/24/22; the plan is modified to show either fencing or landscaping along Center Street on the East side of the property; and the applicant obtains approval of the Erosion Control Plan and obtains a NPDES permit. Stoner seconded the motion which passed unanimously.

7. New Business

a. Final Subdivision Plan and Revised Phasing Plan for Rockville Estates, Phase IV

Chairman Brick advised that the Commission was in receipt of the Counties comments, but the Borough Engineer needed additional time for review. Elliott Shibley advised that once they receive the Engineers comments that intended to make revision and come back to the Commission in February. Mr. Shibley added that the NPDES permit application has been submitted. Ms. Brock asked if an Erosion and Sediment Control Plan had been submitted and Engineer Rogalski advised that it was. Robert Zimmerman asked if the driveways in Phase IV would be steep and Mr. Shibley advised that they would not be. Engineer Rogalski stated that he intends to have his comments available to the applicant in about a week. Mr. Shibley asked when the next Planning Commission meeting was being held. Mr. Zimmerman advised it would be on February 22nd. Chairman Brock advised that a Work Session will be held on February 16th in order to review Rockville Estates, Phase IV.

Mr. Shibley asked how many copies of the Phase II plan needed to be submitted to the Borough for signature and recording. Engineer Rogalski advised seven sets.

Jason Finnerty from the County advised that the applicant needed to label by deed reference the abutting lots.

Vice Chairman Stoner referred to the landscaping in Phase I of the development and asked if the types of trees used were on the recent listing of invasive trees. Mr. Shibley advised that they were not.

With no further discussion, Brock motioned, seconded by Zimmerman to table this application. The motion passed with all in favor.

8. General Announcements

Jason Finnerty from County Planning advised that the County will be updating the County Comprehensive Plan. He noted it will be called Picture Perry. Mr. Finnerty stated that the plan would be a four-part design: studies, plan development, action items and projects and a public hearing. Jason noted that the County wants all municipalities to be a part of the Comprehensive Plan and adopt it via Resolution upon completion. He advised that the County is looking for the Borough to call out both current and proposed projects for the plan. Mr. Finnerty advised that the deadline for submitting these projects to the County for inclusion in the plan would be approximately six months. He added that a website is currently being set up for the purpose of the submission of projects to the County.

Council Vice President Wentzel asked if there would be a cost to the Borough. Mr. Finnerty advised that it is being funded by the County.

9. Report on Borough Council Meeting and Borough Manager Update.

Council Vice President Wentzel reported that there are new members of Borough Council. He advised that Council appointed Jackie Zulli to fill the position that was vacated by Steve Copp since he was elected Mayor. Council Wentzel listed all member of Council for the Planning Commission members. He added that the Council reappointed Pennoni as the Borough Engineer and Dan Altland as the Borough Solicitor.

Manager Border was not present so there was not report given. In Manager Border's absence, Jason Finnerty advised that Borough Council needs to act on the LPA contract renewal at their February meeting.

10. Public Comment - Please Keep to a Three (3) Minute Time Limit

Engineer Rogalski advised that he could provide Borough Staff with electronic copies of plan submission so that they would be able to share them with Planning Commission members.

11. Adjournment

With no further business to be discussed, Stoner motioned, seconded by Zimmerman to adjourn the meeting at 8:49 p.m.