

**MINUTES**  
**BROOKVILLE BOROUGH PLANNING COMMISSION**

**Wednesday, February 27, 2013 @ 6:00 P.M.**

The Brookville Borough Planning Commission met on Wednesday, February 27, 2013 at 6:00 P.M. in the large meeting room with the following in attendance:

**MEMBERS**

**William Kutz**  
**Rick Park**  
**Wayne Smith**  
**Bob Radaker**  
**Dr. Ed Richards**

**STAFF**

**Charles Gable – Borough Manager**  
**Jim Dennison - Solicitor**  
**Matt Hasselback –**  
**Code Enforcement Officer**  
**Christine Gunning - Recorder**

**VISITORS**

<b>Terry O'Neill</b>	<b>Rick Tote</b>
<b>Steve &amp; Ruth Rowan</b>	<b>Missy Buck</b>
<b>Dickson Tattersall</b>	<b>Scott Young</b>
<b>Troy Harper</b>	<b>Ron Pearsall</b>
<b>Brent McNeil</b>	<b>Barb Riggs</b>
<b>Michele Gotwald</b>	<b>Kathy Jackson</b>
<b>Wayne Jackson</b>	<b>Robert Mohny</b>
<b>Kathleen Mohny</b>	

**CALL TO ORDER:**

Member Kutz called the meeting to order at 6:00 P.M.

**CHAIR REPORT/REORGANIZATION:**

Manager Gable stated that the former Chairman of the Planning Commission has resigned. Dr. Ed Richards is a new member. Manager Gable said he would take nominations for Chair and Vice-Chair.

**Chair Nomination** - Member Radaker made a motion for Member Kutz to become Chair; seconded by Member Smith. Member Kutz accepted the nomination for Chair. Motion carried unanimously 5-0.

**Vice Chair Nomination** – Member Smith made a motion for Member Richards to become Vice Chair; seconded by Member Kutz. Motion carried 5-0.

**APPROVAL OF MINUTES:**

The minutes of the November 19, 2012 meeting were presented for approval. Member Smith made a motion to approve the minutes as presented; seconded by Member Radaker. Motion carried 5-0.

**DEVELOPMENT PLANS:**

- A. **Brookville Equipment Company rezoning request** – Troy Harper from Dennison, Dennison & Harper stated that Brookville Equipment Company wants to amend the zoning map. Troy Harper stated Brookville Equipment Company is making this request because it has expanded and needs more parking space for its employees. The parcel they want to rezone is adjacent to their current location – where they seek an expansion of the LI-1 zoning district. The parcel they want to rezone is currently zoned as residential.

## **VISITORS:**

**The following people own homes or live near Brookville Equipment Company.**

1. **Wayne Jackson** – Mr. Jackson recommended that Brookville Equipment Company put the parking lot in an area that is currently wooded. Troy Harper said that area would provide half the parking the other lot would. Troy Harper also stated that Brookville Equipment Company might use that area in the future to expand office space.
2. **Scott Young** – Scott Young recommended handing this issue over to the Zoning Hearing Board. Mr. Young doesn't want to lose a residential building.
3. **Bob Mohnney** – Bob Mohnney recommends expanding the current parking lot. He also mentioned that he has noticed some of Brookville Equipment's employees driving carelessly (driving fast, not stopping at stop signs).
4. **Steve Rowan** – Steve Rowan doesn't want the residential area on the zoning map to shrink. He said if this is approved, it will create a precedent that will tear the zoning ordinance apart. He thinks this change would constitute spot zoning. He asked the Planning Commission to deny this request because it would be detrimental to their home investments.
5. **Terry O'Neill** – Terry O'Neill said he echoes what the others have said. He has an investment there. He has lived there for 25 years. He never thought he would have a parking lot across from his home.
6. **Phil Hetrick** – Phil Hetrick said this parking lot might make it difficult to sell homes in the area.
7. **Brent McNeil of Brookville Equipment Company** – Brent McNeil stated that Brookville Equipment Company has a safety manager that has talked to employees about the importance of driving safely in the community.
8. **Kathy Jackson** – Kathy Jackson stated that she doesn't want extra traffic going by her home.
9. **Terry O'Neill** – Terry O'Neill stated that re-selling his property would be affected if a parking lot is there.

Manager Gable recommended that Planning Commission Members visit the site in question. The Planning Commission will meet at 5:30 p.m. before the next Planning Commission meeting on Monday, March 11<sup>th</sup> and go visit the site.

- B. Courthouse Alley Pedestrian Walkway** – Code Enforcement Officer Matt Hasselback stated that he does not have much information on this yet. Manager Gable stated this is just an informational item at tonight's meeting. Member Kutz said this topic will be discussed further at the next Planning Commission meeting on Monday, March 11, 2013.

## **COMMUNITY PLANNING:**

- A. Bureau of Recreation and Conservation Call for Grant Proposals** – Manager Gable stated that the Commission is asked to evaluate community projects that could be earmarked for writing a grant proposal. Manager Gable stated that the grant proposals are due in mid April.

Manager Gable said this topic could be discussed further at the next Planning Commission meeting on Monday, March 11, 2013.

**B. Act 13 Abandoned Mine, Watershed Restoration, Greenways Grant Application** – Manager Gable stated that the commission is asked to consider the same as the Recreation and Conservation Grant. The grant proposals are due in July.

**C. Capital Improvement Program (CIP)** – Manager Gable stated that the Planning Commission is a collaborative effort.

**D. 2013 Work Plan** – Manager Gable wants the Planning Commission to think about what projects they want to work on.

#### **NEIGHBORHOOD PLANNING:**

**A. Crestwood Mobile Home Park** – Solicitor Dennison reported that he talked to Dan Slagle. Solicitor Dennison thinks the Planning Commission should try to get Dan Slagle more involved in this project.

#### **VISITORS:**

- 1. Ron Pearsall** – Ron Pearsall from the Firemen's Club stated that he is concerned about the bus stop traffic (young kids and parents) around the Firemen's Club parking lot.
- 2. Dickson Tattersall** – Dickson Tattersall suggested the Borough do a traffic analysis of Brush Street.

No formal action was taken on this tonight.

#### **RECESS:**

Member Smith made a motion to recess at 7:28 p.m.; seconded by Member Richards. Motion unanimously carried 5-0. The Planning Commission recessed until 5:30 p.m. on Monday, March 11, 2013

#### **RECONVENE:**

The Brookville Borough Planning Commission reconvened its recessed meeting from February 27th at 5:30 p.m. in the lobby of the Borough Complex on Monday, March 11, 2013. The Commission traveled to Brookville Equipment Company for a site visit. At the site, the Commission was met by about 12 people including Terry O'Neill, Steve Rowan and John Blazosky.

The first lot we looked at was about one acre up to Brookville Equipment Company. It would provide a maximum of 86 parking spaces. Troy Harper reported they want to rezone this lot to OC (office commercial) or LI (light industrial). A site plan needs to be submitted to permit larger vehicle traffic. The current site is a commercial parking lot. Brent McNeil stated that the new parking lot would be used primarily by employees working the first shift. Troy Harper stated that 'no trespassing' signs could be put up so Brookville Equipment employees don't drive on nearby residents' yards.

Next, the Commission looked at the lot that Mr. Jackson sold to the McNeils. This lot is zoned as light industrial and would only provide one third of the parking space the other lot would.

The people present then separated into three groups and discussed issues amongst themselves.

**ADJOURNMENT:**

At 6:16 P.M. Chairman Kutz moved to adjourn the February 27th Planning Commission meeting on site at Brookville Equipment Company; seconded by Member Smith. Motion carried 5-0.

The Planning Commission traveled back to the Borough Complex and convened its regularly scheduled monthly meeting for Monday, March 11th at 6:20 P.M. in Council Chambers.

---

Borough Manager