

**MINUTES**  
**BROOKVILLE BOROUGH PLANNING COMMISSION**  
**Monday, June 8, 2015 @ 6:00 P.M.**

The Brookville Borough Planning Commission met on Monday, June 8<sup>th</sup> at 6:00 P.M. in Council Chambers with the following in attendance:

**MEMBERS**

**William Kutz**  
**Dr. Ed Richards**  
**Rick Park**  
**Bob Radaker**  
**Seth Kerr**

**STAFF**

**Dana Shick – Borough Manager**  
**Emerson Turnbull – Zoning &  
Code Enforcement Officer**  
**James Dennison – Solicitor**  
**Christine Gunning - Recorder**

**VISITORS**

**None**

**CALL TO ORDER:**

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

**ROLL CALL:**

- A. **Welcome Seth Kerr** – Chairman Kutz welcomed Seth Kerr as the newest member of the Planning Commission.

**CORRECTIONS/APPROVAL OF MINUTES:**

Vice-Chairman Richards moved to approve the minutes of the May 11, 2015 Planning Commission meeting; seconded by Member Park. Motion carried 5-0.

**CHAIR REPORT:**

None

**PUBLIC COMMENT:**

None

**DEVELOPMENT PLANS:**

- A. **Discussion About Hoak Property** – Zoning & Code Enforcement Officer Emerson Turnbull reported Gene Hoak will propose to the Planning Commission next month or in August. Zoning & Code Enforcement Officer Turnbull stated Mr. Hoak owns his house, and the house to either side of it. Zoning & Code Enforcement Officer Turnbull stated Mr. Hoak wants to join the middle house to the house on the right, and put a connecting hallway between the houses. Zoning & Code Enforcement Officer Turnbull reported Mr. Hoak also wants to put another garage there, and expand their kitchen into the back yard. Zoning & Code Enforcement Officer Turnbull stated, in order to do that, Mr. Hoak will have to join those lots. Zoning & Code Enforcement Officer Turnbull stated his concern is if Mr. Hoak puts another garage on the property, he will have so much decking, the pools, and the patio on the property covering up the greenspace that he may not meet the code requirements. Zoning & Code Enforcement Officer Turnbull stated, if Mr. Hoak cannot do that, Mr. Hoak would raze the house on the left and make it greenspace.

Zoning & Code Enforcement Officer Turnbull stated Mr. Hoak is putting together a set of plans. Solicitor Dennison stated they need a variance, and they cannot have one since their hardship is self-created. Vice-Chairman Richards stated the Planning Commission cannot make a decision until Mr. Hoak brings in plans. Zoning & Code Enforcement Officer Turnbull stated Mr. Hoak has the unofficial drawings, and he will come and present them at a future Planning Commission meeting.

#### **COMMUNITY PLANNING:**

- A. **Foradori Subdivision** - Zoning & Code Enforcement Officer Emerson Turnbull reported Gabriel Foradori is renovating his properties at 24 and 24 1/2 Maple Street, he wants to sell them separately and request a subdivision, but it won't meet the side and rear setbacks or the land coverage minimums. Zoning & Code Enforcement Officer Turnbull reported he met with Mr. Foradori and told him we do not think we can grant the request for a subdivision, and it is not in Mr. Foradori's best interest to pursue it. Solicitor Dennison stated the Commission would need to see formal plans if Mr. Foradori wants to pursue this. Zoning & Code Enforcement Officer Turnbull stated Mr. Foradori will bring in drawings and present them to the Planning Commission at a future meeting, and the Commission will have to decide if it should go to zoning or not.

#### **NEIGHBORHOOD PLANNING:**

- A. **Need to Update Zoning Map** – Solicitor Dennison stated he did not have time to work on this project, and he needs to get copies of some of the tax maps. Solicitor Dennison stated he will need to sit down with Seth Kerr and discuss how the mapping will go.
- B. **Changing Sign Zoning on Allegheny Boulevard** – Zoning & Code Enforcement Officer Turnbull stated he would like to change some of the sign zoning on Allegheny Boulevard. Zoning & Code Enforcement Officer Turnbull reported he approved a sign for the Distillery. Zoning & Code Enforcement Officer Turnbull stated the owners of the Distillery bought a lot, and put an advertising sign up on their own property that points out to Maplevale Road. Zoning & Code Enforcement Officer Turnbull stated that sign is technically not supposed to be there, because it is a directional sign in an Office Commercial (OC) area. Zoning & Code Enforcement Officer Emerson Turnbull stated he would like to change the zoning so we can have signs pointing to Rexam and the Distillery that are off premises. Solicitor Dennison stated we just need to change the wording to permit 'off premises signs' in the zoning ordinance. Solicitor Dennison stated they will do all this work at once, including doing the re-zoning and changing some of the wording, and they will get back with the specific provisions with parts that are amended.

#### **OFFICIAL REPORTS:**

None

**UPCOMING MEETINGS:**

Zoning & Code Enforcement Officer Turnbull and Solicitor Dennison stated they will not be able to attend the next Planning Commission meeting. Chairman Kutz stated the next Planning Commission meeting is tentatively not scheduled for Monday, July 13, 2015 at 6:00 p.m. unless the Municipal Authority needs the Planning Commission to meet.

**ADJOURNMENT:**

With no further business to be discussed, Member Radaker made a motion to adjourn at 6:25 p.m.; seconded by Member Park. Motion carried unanimously 5-0.

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Borough Manager