

**MINUTES**  
**BROOKVILLE BOROUGH PLANNING COMMISSION**  
**Monday, September 14, 2015 @ 6:00 P.M.**

The Brookville Borough Planning Commission met on Monday, September 14<sup>th</sup> at 6:00 P.M. in Council Chambers with the following in attendance:

**MEMBERS**

**Bill Kutz**  
**Dr. Ed Richards**  
**Rick Park**

**STAFF**

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

**VISITORS**

**Scott Seeley**  
**Gene Hoak**  
**Heidi Hoak**  
**Jeffrey Gordon**  
**Gabriel Foradori**

**CALL TO ORDER:**

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

**CORRECTIONS/APPROVAL OF MINUTES:**

Vice-Chairman Ed Richards moved to approve the minutes of the June 8, 2015 Planning Commission meeting; seconded by Member Rick Park. Motion carried 3-0.

**CHAIR REPORT:**

- A. **Scott Seeley/Potential Zoning Hearing Board Recommendation to Council** – Chairman Bill Kutz introduced Scott Seeley. Scott Seeley stated he has lived in Brookville for 1 ½ years, is originally from Ohio, and is interested in helping out. Vice-Chairman Richards moved to recommend to Council that Scott Seeley serve on the Zoning Hearing Board; seconded by Member Rick Park. Motion carried 3-0.

**PUBLIC COMMENT:**

None

**DEVELOPMENT PLANS:**

None

**COMMUNITY PLANNING:**

- A. **Brookville Town Square Plan** - Zoning & Code Enforcement Officer Emerson Turnbull showed the Commission Members a set of drawings for the new H.B.I. Park downtown. Vice-Chairman Ed Richards moved to accept the Brookville Town Square Plan; seconded by Member Rick Park. Motion carried 3-0.
- B. **Buffer Zone between Miller Welding and Slagle Property** – Zoning and Code Enforcement Officer Emerson Turnbull stated Linda Slater is requesting a buffer zone between Miller Welding and the Slater property at 9 First Street. Solicitor James Dennison stated we will handle this when we re-zone the area.

## **NEIGHBORHOOD PLANNING:**

- A. Hoak Plan** – Zoning & Code Enforcement Officer Emerson Turnbull reported Gene and Heidi Hoak would like to join all three of their lots together into one lot. Zoning & Code Enforcement Officer Turnbull reported Gene and Heidi Hoak would like to tear down 272 Jefferson Street, expand their kitchen, and have a three car garage. Zoning & Code Enforcement Officer Turnbull stated 272 Jefferson Street is in a historic district, and the Historic District Ordinance does not like buildings to be torn down. Gene Hoak reported they want to tear down the building at 272 Jefferson Street because it is a duplex. Gene Hoak stated the roofing and siding will match on the remaining buildings. After some discussion, Member Rick Park moved preliminary approval of the Hoak's subdivision plan; seconded by Vice-Chairman Ed Richards. Motion carried 3-0. Vice-Chairman Ed Richards moved that the basic layout conforms with the neighborhood; seconded by Member Rick Park. Motion carried 3-0. Solicitor Dennison stated Gene and Heidi Hoak need to bring their plan back to the Planning Commission next month.
- B. Foradori Plan** – Zoning & Code Enforcement Officer Emerson Turnbull reported Gabriel Foradori owns two houses, 25 and 25 ½ Maple Street, which are on one lot. Zoning & Code Enforcement Officer Turnbull stated Mr. Foradori wants to divide the lot and sell the front house, but the subdivision will result in two properties that are less than the size required by code. Zoning & Code Enforcement Officer Turnbull stated 8750 is the minimum square footage. Chairman Bill Kutz stated he believes it is Mr. Foradori's property, and if he wants to do that it is his business. Solicitor James Dennison stated Mr. Foradori may have to apply for a variance, and has to go through the Zoning Hearing Board. Vice-Chairman Ed Richards moved that the Planning Commission has no objections to Gabriel Foradori's proposal, but he has to apply for a variance in order to get a permit; seconded by Member Rick Park. Motion carried 3-0.

## **OFFICIAL REPORTS:**

- A. Verizon Co-Tower on Sphere Street** – Zoning & Code Enforcement Officer Turnbull reported Verizon is proposing putting up a co-tower on Sphere Street with the existing tower that is up there.
- B. Days Inn Status** – Vice-Chairman Ed Richards asked the status of the property at 230 Allegheny Boulevard, formerly the Days Inn. Manager Dana D. Shick stated the new owners shut it down, and went bankrupt.

## **UPCOMING MEETINGS:**

Manager Shick stated the next Planning Commission meeting is scheduled for Monday, October 12, 2015 at 6:00 p.m.

**ADJOURNMENT:**

With no further business to be discussed, Vice-Chairman Ed Richards made a motion to adjourn at 6:42 p.m.; seconded by Member Rick Park. Motion carried unanimously 3-0.

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Borough Manager