

MINUTES
BROOKVILLE BOROUGH PLANNING COMMISSION
Monday, November 9, 2015 @ 6:00 P.M.

The Brookville Borough Planning Commission met on Monday, November 9th at 6:00 P.M. in Council Chambers with the following in attendance:

MEMBERS

Bill Kutz
Dr. Ed Richards – left 6:24 p.m.
Rick Park
Bob Radaker
Seth Kerr – arrived 5:56 p.m.

STAFF

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

VISITORS

Gene Hoak
Linda Slater
Doug Beatty
Laura Beatty

CALL TO ORDER:

Chairman Bill Kutz called the meeting to order at 5:55 p.m. because some people needed to leave the meeting at 6:30 p.m.

CORRECTIONS/APPROVAL OF MINUTES:

Member Bob Radaker stated Linda Slater's name was misspelled 'Slagle' in the agenda. Vice-Chairman Ed Richards moved to approve the minutes of the September 14, 2015 Planning Commission meeting; seconded by Member Rick Park. Motion carried 4-0.

CHAIR REPORT:

None

NEIGHBORHOOD PLANNING:

- A. **Hoak Plan** – Gene Hoak stated at the last Planning Commission meeting, the Commission granted him preliminary approval and asked him to come back with drawings. Gene Hoak showed the Planning Commission his drawings for lot consolidation, and asked them if they had any questions. Vice-Chairman Ed Richards asked Gene Hoak if he was changing his porches, and Gene Hoak said he was changing a porch on the one property. Vice-Chairman Ed Richards moved to send the Hoak Plan on to Borough Council for approval; seconded by Member Seth Kerr. Motion carried 5-0.

PUBLIC COMMENT:

- A. **Linda Slater/Zoning Changes/Buffer Zone between Miller Welding and Slater Property** – Linda Slater, a resident on First Street, asked if the zoning change is a done deal. Zoning and Code Enforcement Officer Emerson Turnbull stated there has not been a zoning change. Linda Slater stated she has environmental concerns and safety concerns because there is no set entrance or exit to the parking lots. Linda Slater stated she lost her 'Children at Play' sign, and Chairman Bill Kutz and Manager Dana D. Shick stated they will get her another sign. Linda Slater stated she is just trying to protect herself and her neighbors. Linda Slater stated she is getting cracks in her walls and that will affect the value of her property. Linda Slater stated the last paperwork she

received stated her property was zoned as OC (office commercial). Chairman Bill Kutz stated he feels pretty certain it will be changed, but he doesn't know what to. Linda Slater showed Planning Commission Members apples from her yard that were covered with filth from Miller Welding. Zoning and Code Enforcement Officer Emerson Turnbull stated the zoning is still OC (office commercial) at Linda Slater's property and at Miller Welding. Zoning and Code Enforcement Officer Emerson Turnbull stated he would like to see a buffer there. Zoning and Code Enforcement Officer Turnbull stated if Miller Welding was zoned as LI (light industrial), they would have to put a buffer there. Linda Slater stated the noise from Miller Welding bothers a lot of her neighbors. Linda Slater stated a big piece of metal can be dropped at Miller Welding at 2:30 in the morning. Manager Dana D. Shick stated the Borough does not have a noise ordinance. Doug Beatty stated he thought when anything changed in the zoning, something was sent to the residents, and he never got any notice. Member Bob Radaker stated he believes that, and that this committee is trying to change some things that were done that do not set well with the town. Chairman Bill Kutz stated he talked to the Millers and they said they put up a fence as a buffer. Linda Slater asked if Miller Welding can build more buildings there. Vice-Chairman Ed Richards stated Miller Welding would have to make a presentation at a Planning Commission meeting and then have it approved by Borough Council. Zoning and Code Enforcement Officer Emerson Turnbull stated he hoped Linda Slater would want a better buffer, and Ms. Slater stated a better buffer might help. Doug Beatty stated when Miller Welding put the parking lot in some employees spun gravel and would speed. Doug Beatty stated he called Miller Welding and asked them to ask their employees to drive at a decent speed, and Miller Welding said they had no say on what their employees do whenever they leave. Doug Beatty stated now he just calls the police. Member Bob Radaker stated he heard of a similar situation where once employees leave the employer there is little the employer can do. Doug Beatty stated most of Miller Welding's employees drive pretty well, and that it is just three or four of them that do not. Member Seth Kerr asked Doug Beatty if he got license plate numbers of the three or four employees and gave them to Miller Welding or Police Chief Jason Brown. Doug Beatty stated he got one of the license plate numbers. Chairman Bill Kutz stated there is only so much the Planning Commission can do. Vice-Chairman Ed Richards stated Linda Slater should go to Borough Council about the speeding issues, and the media might put it in the paper to get more coverage. Chairman Bill Kutz thanked Linda Slater and Doug Beatty for coming to the meeting, stated the Commission heard them, and hopefully the Commission can do something.

DEVELOPMENT PLANS:

None

COMMUNITY PLANNING:

- A. Signs in the OC District** - Zoning & Code Enforcement Officer Emerson Turnbull stated the Black property on Allegheny Boulevard has agreed to let PA Great Outdoors use their old directional sign. Zoning and Code Enforcement Officer Emerson Turnbull stated they are not supposed to have directional signs up there if they are off premises, but Solicitor Jim Dennison passed on a note that we can give them an exemption under an ordinance. Zoning and Code Enforcement Officer Emerson Turnbull reported the ordinance states they can put a sign there, but it cannot exceed four square feet, and that sign is sixteen square feet. Solicitor Jim Dennison and Zoning and Code Enforcement Officer Emerson Turnbull agreed they should be able to have signage on Allegheny Boulevard, and it should not be restricted by size or anything else as long as it meets the setbacks from the highway. Zoning and Code Enforcement Officer Emerson Turnbull stated PA Great Outdoors is appealing this decision to the Zoning Hearing Board because they want to use that sign as it sits. Zoning and Code Enforcement Officer Emerson Turnbull stated the only place you can put a directional sign is in LI (Light Industrial)-2. Zoning and Code Enforcement Officer Emerson Turnbull stated the sign ordinance limits you to one directional sign per lot. Member Rick Park stated parts of the sign ordinance seem pretty restrictive. Member Seth Kerr asked how to go about changing the sign ordinance. Zoning and Code Enforcement Officer Emerson Turnbull stated the Commission would need to talk to Solicitor Jim Dennison. Member Seth Kerr moved to have Zoning and Code Enforcement Officer Emerson Turnbull talk to Solicitor Jim Dennison about changing sign regulations just in the OC (Office Commercial) District; seconded by Member Rick Park. Motion carried 4-0.

NEIGHBORHOOD PLANNING:

- A. Foradori Plan** – Zoning & Code Enforcement Officer Emerson Turnbull reported Gabriel Foradori filed an appeal to the Zoning Hearing Board.
- B. Minor Plan** - Zoning & Code Enforcement Officer Emerson Turnbull stated the Minors have property on Edgewood Road. Zoning & Code Enforcement Officer Emerson Turnbull stated he is waiting on their application. Zoning and Code Enforcement Officer Emerson Turnbull stated they want to sell one of their eighteen acres to the mother to build a house on their property.
- C. McKinley Property** – Zoning & Code Enforcement Officer Emerson Turnbull stated someone wants to buy three acres of the McKinley property at the corner of Rose Siding Road and South Main Street, and build townhouses on that property. Zoning and Code Enforcement Officer Emerson Turnbull stated it has to be subdivided first.

UPCOMING MEETINGS:

Manager Dana D. Shick stated the next Planning Commission meeting is scheduled for Monday, December 14, 2015 at 6:00 p.m.

ADJOURNMENT:

With no further business to be discussed, Member Seth Kerr made a motion to adjourn at 6:35 p.m.; seconded by Member Rick Park. Motion carried unanimously 4-0.

Borough Manager