

MINUTES
BROOKVILLE BOROUGH PLANNING COMMISSION
Monday, March 14, 2016 @ 6:00 P.M.

The Brookville Borough Planning Commission met on Monday, March 14, 2016 at 6:00 P.M. in Council Chambers with the following in attendance:

MEMBERS

Bill Kutz
Dr. Ed Richards
Seth Kerr – Arrived 6:15 P.M.
Bob Radaker
Rick Park

STAFF

Dana Shick – Borough Manager
Emerson Turnbull – Zoning &
Code Enforcement Officer

VISITORS

Ted McNutt

CALL TO ORDER:

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

CORRECTIONS/APPROVAL OF MINUTES:

Member Rick Park moved to approve the minutes of the January 11th Planning Commission meeting; seconded by Vice-Chairman Ed Richards. Motion carried 4-0.

CHAIR REPORT:

None

PUBLIC COMMENT:

None

DEVELOPMENT PLANS:

None

COMMUNITY PLANNING:

None

NEIGHBORHOOD PLANNING:

- A. Curll Plan** – Chairman Bill Kutz stated Van Curll and his wife want to subdivide their property on Short Street. Zoning and Code Enforcement Officer Emerson Turnbull stated the Curlls have two properties on Short Street that sit side by side, and they want to sell both of them. Zoning and Code Enforcement Officer Emerson Turnbull stated the Curlls want to make the lots even, so they want to move the property line of one lot ten feet in the other direction. Zoning and Code Enforcement Officer Turnbull stated if the Planning Commission approves the Curll Plan, and it goes before Brookville Borough Council and they say it's o.k., then we will need to see formal plans. Member Bob Radaker stated they checked out the water and the sewage at these properties, and both of the buildings have individual services; both water and sewer laterals. Member Bob Radaker stated the only concerns they had were those laterals come

through the houses out back someplace, not necessarily Van Curll's, it could be the property next. Member Bob Radaker stated they have no mapping on it, so it's between the Curll's and those neighbors in having a right of way. Member Bob Radaker stated we don't think there is a common line, so there is nothing stopping the Curll Plan from the utility side. Chairman Bill Kutz asked to see the paperwork on the Van Curll Plan. Zoning and Code Enforcement Officer Turnbull stated he did not remember seeing a formal subdivision application, but he will get that from Mr. Curll. Chairman Bill Kutz stated it makes sense to him that the Planning Commission should see the official paperwork to make sure everything is done correctly, and then have a vote on it. Vice-Chairman Ed Richards moved to authorize Mr. Curll to proceed with the application process to the borough; seconded by Member Rick Park. Motion carried 4-0.

- B. Foradori Plan** – Zoning and Code Enforcement Officer Emerson Turnbull reported this was previously approved, and it just needs signatures from the Planning Commission. The Planning Commission signed the Foradori Plan.
- C. McNutt Plan** – Ted McNutt stated he purchased a lot on Valley Street that sits right above a rental house that he owns. Ted McNutt stated he would like to know if he has permission to put storage units on the lot. Zoning and Code Enforcement Officer Emerson Turnbull distributed copies to the Planning Commission of what can be done in an LDR. Member Bob Radaker asked if this was the lot Dave Love owned at one time, and Ted McNutt stated it was. Ted McNutt stated he bought the lot off of Bill Bowley, and Bill Bowley had bought the lot off of Dave Love. Chairman Bill Kutz stated Solicitor Jim Dennison wasn't too excited about the idea of Mr. McNutt putting something commercial in a residential neighborhood. Chairman Bill Kutz stated Ted McNutt could file whatever paperwork is necessary, and we could look it over and go from there.
- D. Preschool/Daycare on Craig Street** – Zoning and Code Enforcement Officer Emerson Turnbull stated a lady who is a certified teacher wants to put a licensed preschool/daycare on Craig Street which is zoned LDR. Zoning and Code Enforcement Officer Emerson Turnbull stated all he has regarding this so far is the zoning application. Zoning and Code Enforcement Officer Turnbull stated it will be a residence with a preschool/daycare on the back. Chairman Bill Kutz stated it would be nice to have Solicitor Jim Dennison here for this one. Zoning and Code Enforcement Officer Turnbull stated Solicitor Jim Dennison does have the paperwork on this. Chairman Bill Kutz asked Zoning and Code Enforcement Officer Turnbull to get the paperwork on this and bring it to the next Planning Commission meeting.

OFFICIAL REPORTS & CORRESPONDENCE:

None

UPCOMING MEETINGS:

Planning Commission Chairman Bill Kutz stated the next Planning Commission meeting is tentatively scheduled for Monday, April 11, 2016 at 6:00 P.M.

ADJOURNMENT:

Vice-Chairman Ed Richards made a motion to adjourn at 6:25 P.M.; seconded by Member Rick Park. Motion carried unanimously 5-0.

Borough Manager