

MINUTES
BROOKVILLE BOROUGH PLANNING COMMISSION
Monday, April 11, 2016 @ 6:00 P.M.

The Brookville Borough Planning Commission met on Monday, April 11, 2016 at 6:00 P.M. in Council Chambers with the following in attendance:

MEMBERS

Bill Kutz
Dr. Ed Richards
Seth Kerr
Bob Radaker
Rick Park

STAFF

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

VISITORS

John Achille
Paul Gray

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 March 14th Planning Commission meeting; seconded by Member Rick Park. Motion carried 5-0.

CHAIR REPORT:

None

PUBLIC COMMENT:

None

DEVELOPMENT PLANS:

None

COMMUNITY PLANNING:

None

NEIGHBORHOOD PLANNING:

- A. John Achille's Subdivision of Main Street Property** – Brookville resident John Achille stated he wants to subdivide his law office building on Main Street. Member Bob Radaker stated the water service for that entire complex is in the dental office, then the meters are over there and it subdivides out to the law office and the back buildings. John Achille stated they broke that off several years ago, and the water comes through the dental office building now. John Achille stated the law office has its own water line. Member Bob Radaker stated it will be checked out tomorrow. Member Bob Radaker stated if there is water into your law office off the street, it is unbeknownst to us. Member Bob Radaker stated if there is one service into the dental office that is split for the entire thing, John Achille will have to do some type of agreement for shut offs, meters, and lines. Solicitor Jim Dennison asked John Achille about a garage door he mentioned. John Achille stated he put an easement to get in there, and

that is on the plan. John Achille stated everything else will be through the agreement. Solicitor Jim Dennison asked if the engineer reviewed it. Manager Dana D. Shick asked Zoning and Code Enforcement Officer Emerson Turnbull if Engineer Travis Long saw it. Zoning and Code Enforcement Officer Emerson Turnbull stated Engineer Travis Long did not see it. Member Seth Kerr moved to approve John Achille's subdivision of his Main Street property contingent upon inspection by the Municipal Authority, inspection by the engineer, and the agreement written by John Achille's attorney; seconded by Member Rick Park. Motion carried 5-0.

- B. Paul Gray/Subdivision of 5th Street Property** – Brookville resident Paul Gray stated back in 1986 he bought a property he calls the ladder factory from Matson Lumber. Paul Gray stated he never knew where the boundaries were, so he had Ron Fox from Clarion do a survey. Paul Gray stated they discovered there is a 5th Street there that technically belongs to the borough. Solicitor Jim Dennison stated it is a paper street so the borough does not own it. Solicitor Jim Dennison stated Paul Gray can re-subdivide those two lots into a single lot and eliminate the street. Member Bob Radaker asked about the water line. Solicitor Jim Dennison stated what you do is show it as a right of way from the water line. Paul Gray stated he doesn't want to build there, he just wants to clean it up. Paul Gray stated there is an encumbrance against it, but is it a cloud? Solicitor Jim Dennison stated the only cloud would be, that someone you upset that owns another property within that subdivision decides they want to use that right of way for no good reason, which would be negligible. After some discussion, Solicitor Jim Dennison stated it is hard to get rid of subdivisions once they are recorded. Member Seth Kerr moved to approve a preliminary sketch of Paul Gray's plan, joining the two into one and keeping the right of way, and that Paul Gray will bring back a final plan to the Planning Commission for final approval; seconded by Member Rick Park. Motion carried 5-0. Solicitor Jim Dennison stated the next step for Paul Gray is to have his engineer draw up a final plan, and bring it back to the Planning Commission for final approval.

OFFICIAL REPORTS & CORRESPONDENCE:

None

UPCOMING MEETINGS:

Planning Commission Chairman Bill Kutz stated the next Planning Commission meeting is tentatively scheduled for Monday, May 9, 2016 at 6:00 P.M.

ADJOURNMENT:

Vice-Chairman Ed Richards made a motion to adjourn at 6:28 P.M.; seconded by Member Bob Radaker. Motion carried unanimously 5-0.

Borough Manager