

MINUTES
BROOKVILLE BOROUGH PLANNING COMMISSION
Monday, January 9, 2017 @ 5:00 P.M.

The Brookville Borough Planning Commission met on Monday, January 9, 2017 at 5:00 P.M. in Council Chambers with the following in attendance:

MEMBERS

Bill Kutz
Seth Kerr
Bob Radaker
Rick Park

STAFF

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

VISITORS

None

CALL TO ORDER:

Chairman Bill Kutz called the meeting to order at 5:00 P.M.

CORRECTIONS/APPROVAL OF MINUTES:

Member Rick Park moved to approve the minutes of the December 12th Planning Commission meeting; seconded by Member Bob Radaker. Motion carried 4-0.

CHAIR REPORT:

None

PUBLIC COMMENT:

None

DEVELOPMENT PLANS:

A. **Zoning Map Discussion** – Zoning and Code Enforcement Officer Emerson Turnbull stated we need to talk about what our next step will be with the zoning map changes. Manager Dana D. Shick stated she spoke with Solicitor Jim Dennison regarding that, and he has recommended that we go ahead and move forward with sending out letters to all of those affected by the zoning changes, and to set up a public hearing. Manager Dana D. Shick asked the commission members if a good time to have the public hearing would be on a Monday in the future at 5:00 P.M., and commission members generally agreed this would be a good day and time. Manager Dana D. Shick stated we already have all the addresses. Zoning and Code Enforcement Officer Emerson Turnbull asked after the advertisement of the meeting, then it goes back to Brookville Borough Council again for their final approval, or how does that work. Manager Dana D. Shick stated yes, we will put a vote on it to put it in front of Brookville Borough Council, and they will have the final say on it.

1. **Multi-Unit Housing** - Manager Dana D. Shick stated Solicitor Jim Dennison was the one who brought up converting houses into apartments, and whether we allow that in certain zones or across the board. Planning Commission Chairman Bill Kutz stated the only area he had in mind was South White Street. Manager Dana D. Shick stated South White Street is switching to Light Industrial One (LI-1). Manager Dana D. Shick stated if

that is the case, would you allow all houses in any Light Industrial One (LI-1) area to be converted into apartments. After some discussion, Zoning and Code Enforcement Officer Emerson Turnbull stated multi-unit housing is allowed in Light Industrial One (LI-1). After more discussion, Planning Commission members generally agreed the area from Race Street to the Borough line on South White Street should be zoned Light Industrial One (LI-1).

2. **Fences** - Regarding fences, Manager Dana D. Shick stated currently fences have to be two feet off the setback, and front yard fences are only allowed to be four feet high. Manager Dana D. Shick asked if the Planning Commission wanted to change that. After some discussion, Manager Dana D. Shick stated we will look at if you can cross onto the neighbor's property to maintain the rest of your yard, and we will look at a possible setback of two inches. Manager Dana D. Shick stated the next issue with fencing was the height of the fence in the front yard. Manager Dana D. Shick stated the ordinance currently states that it must be four feet from the corner of your house moving forward. Manager Dana D. Shick stated somehow we need to clarify the ordinance, and also decide if we want to change the height allowed of a fence in the front yard. Manager Dana D. Shick asked if the commission wants to change the allowed height of the fence. Zoning and Code Enforcement Officer Emerson Turnbull stated he would like to see it changed so a fence can come six feet up the side yards, and up to five feet from the road. Zoning and Code Enforcement Officer Emerson Turnbull stated we would write an exception for a corner lot. After some more discussion, Manager Dana D. Shick stated we decided we would allow a six foot fence around the entire yard with the proper setback and proper visibility at roads and intersections. Planning Commission Members indicated they agreed with this. After some discussion regarding setbacks, Manager Dana D. Shick stated we agree that we are o.k. with the two inch setback off of neighboring properties. Manager Dana D. Shick stated we agree that a corner lot, and for visibility purposes, needs to be an exception to these terms to allow visibility. In regards to the height of the fence, Manager Dana D. Shick asked if the commission is o.k. with a six foot tall fence on the entire property. Manager Dana D. Shick asked if the commission allows that fence to come to the front yard and be a six foot tall fence. Planning Commission Members in general indicated they did not have a problem with that. After some discussion, Manager Dana D. Shick stated we will talk with Solicitor Jim Dennison and Vice-Chairman Ed Richards about these recommendations.
3. **Signs** – Zoning and Code Enforcement Officer Emerson Turnbull stated right now we have off premises signage permitted only in a Light Industrial One (LI-1) area. Zoning and Code Enforcement Officer Emerson Turnbull stated off premises signage is a sign that gives directions to a place not located on the premises on which the sign is located. Zoning and Code Enforcement Officer Emerson Turnbull stated he would like off

premises signage to be allowed in Office Commercial (OC), and after some discussion all the commission members basically agreed with this.

COMMUNITY PLANNING:

None

NEIGHBORHOOD PLANNING:

None

OFFICIAL REPORTS & CORRESPONDENCE:

None

UPCOMING MEETINGS:

Manager Dana D. Shick stated the next Planning Commission meeting is tentatively scheduled for Monday, February 13th at 5:00 P.M.

ADJOURNMENT:

Member Seth Kerr made a motion to adjourn at 5:54 P.M.; seconded by Member Rick Park. Motion carried unanimously 4-0.

Borough Manager