

MINUTES
BROOKVILLE BOROUGH PLANNING COMMISSION
Monday, May 8, 2017 @ 5:00 P.M.

The Brookville Borough Planning Commission met on Monday, May 8, 2017 at 5:00 P.M. in Council Chambers with the following in attendance:

MEMBERS

Bill Kutz
Dr. Ed Richards
Bob Radaker
Rick Park

STAFF

**Emerson Turnbull – Zoning &
Code Enforcement Officer**
Jim Dennison - Solicitor

VISITORS

Paul Pysh
Walt Neal

CALL TO ORDER:

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

CORRECTIONS/APPROVAL OF MINUTES:

Vice-Chairman Ed Richards moved to approve the minutes of the February 13th Planning Commission meeting; seconded by Member Rick Park. Motion carried 4-0.

CHAIR REPORT:

None

PUBLIC COMMENT:

None

DEVELOPMENT PLANS:

None

COMMUNITY PLANNING:

None

NEIGHBORHOOD PLANNING:

- A. Deer Run Subdivision** – Brookville resident Paul Pysh stated question number one is, was the Deer Run subdivision ever formally approved? Chairman Bill Kutz stated he does not recall that it was, but he does not remember. Chairman Bill Kutz stated that has been a couple years ago, and he thought it just petered out. Paul Pysh stated it got approved. Vice-Chairman Ed Richards asked if this was approved by the borough or the Planning Commission. Paul Pysh stated it was approved by the Planning Commission about ten years ago from what he understands. Paul Pysh stated the plan for the Deer Run subdivision, which included a detention basin, was complete, and then the Department of Environmental Protection (DEP) said no. Paul Pysh stated their argument was that we cannot do anything like that, and they had various reasons. Paul Pysh stated his engineer, Johnson Engineering, said they have three of them in Indiana County. Paul Pysh stated the DEP representative said no precedent was set. Paul

Pysh stated now this is pretty close to standard, so we had other plans done. Paul Pysh stated the borough wanted him to maintain the detention basin that was in the plan, and he does not know the first thing about maintaining a detention basin. Vice-Chairman Ed Richards asked what a detention basin is, and Paul Pysh stated a detention basin collects the rainwater and stormwater that comes down. Paul Pysh stated he has a new engineer he is meeting with on Friday who likes the plan. After some discussion, Paul Pysh stated even if the plan was approved years ago, he wants this new plan approved with an underground detention basin. Solicitor Jim Dennison told Paul Pysh it is just a matter of him having his engineer submit it. Solicitor Jim Dennison stated he does not think we care one way or the other. Vice-Chairman Ed Richards asked what authority decides whether the detention basin you are putting in is appropriate. Solicitor Jim Dennison stated they have to be able to get a permit from the conservation district which would ultimately be the NPDES permit. Solicitor Jim Dennison stated Paul Pysh would get that approval first, and then come back here and ask that the Planning Commission approve the change for the detention basin to be underground. Solicitor Jim Dennison stated he does not think there would be a problem in approving that. Zoning and Code Enforcement Officer Emerson Turnbull stated what Paul Pysh is asking is that we give him our blessing to go ahead and try to get these done. Planning Commission Chairman Bill Kutz asked Solicitor Jim Dennison if the Planning Commission needs to make a motion regarding this. Solicitor Jim Dennison stated not necessarily, just so we all agree and that he gets the approval then he can bring the plan back to the Planning Commission. Solicitor Jim Dennison asked what kind of roads Paul Pysh will put there, and Paul Pysh said they will pave them, but there will not be any curbs. After some discussion, Paul Pysh asked if Deer Run Drive is private, and Solicitor Jim Dennison stated it is. Paul Pysh stated lot number one on his plan is pretty unsellable because it is wetland. Paul Pysh stated you could put a small structure on lot number one. Paul Pysh stated they are proposing putting five small family dwellings for people age fifty five and older on lot number two. Paul Pysh stated they are also thinking of putting one of these dwellings on lot number one. Paul Pysh asked what the Planning Commission members thought of this idea. Solicitor Jim Dennison stated Paul Pysh would just have to come back to the Planning Commission with a drawing of that lot, and what they intend to do.

OFFICIAL REPORTS & CORRESPONDENCE:

None

UPCOMING MEETINGS:

Chairman Bill Kutz stated the next Planning Commission meeting is tentatively scheduled for Monday, June 12th at 5:00 P.M.

ADJOURNMENT:

Member Bob Radaker made a motion to adjourn at 5:35 P.M.; seconded by Member Rick Park. Motion carried unanimously 4-0.

Borough Manager