

MINUTES
BROOKVILLE BOROUGH PLANNING COMMISSION
Monday, April 9, 2018 @ 5:00 P.M.

The Brookville Borough Planning Commission met on Monday, April 9, 2018 at 5:00 P.M. in Council Chambers with the following in attendance:

MEMBERS

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

STAFF

Manager Dana D. Schreckengost
Zoning Officer Emerson Turnbull
Administrative Asst./Recorder Christine Gunning
Engineer Josh Gunnett

VISITORS

Brad Lashinsky
Clark Johnson
Matthew Niebauer
Paul Schultz
Jacob D'Argy
Ryan O'Brien

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 12th Planning Commission meeting as submitted; seconded by Member Seth Kerr. Motion carried 5-0.

CHAIR REPORT:

None

PUBLIC COMMENT:

None

DEVELOPMENT PLANS:

None

COMMUNITY PLANNING:

- A. Clark Johnson – Legacy Trucking Project** – Clark Johnson from Castle Construction introduced Matthew Niebauer as one of the owners of Legacy Truck Centers. Matthew Niebauer stated he and his brother John purchased nine of the ten former W.W. Engine Supply Mack and Volvo truck dealerships back in January of 2015 and created Legacy Truck Centers. Matthew Niebauer stated geographically they are the largest Mack and Volvo truck dealer in the state of Pennsylvania. Matthew Niebauer stated as of last year they grew the company to just shy of one hundred million dollars in sales, and they employ 191 people throughout the state. Matthew Niebauer stated they are looking to consolidate two of their smaller stores into this facility in Brookville. Matthew Niebauer stated they will be hiring about twenty mechanics off the bat, and later they will be looking for mechanics and staff for their second shift. Brad Lashinsky, Executive Director of the Jefferson County Development Council, stated one of the best parts about this project is that we have been able to link the Niebauers with Jeff Tech, and as a result Jeff Tech is bringing back its diesel

mechanics program. Matthew Niebauer stated Brad Lashinsky has been instrumental in putting this whole thing together, and thanked him and the Jefferson County Development Council. Clark Johnson stated this will be their largest facility, and it will be extremely energy efficient with heated exterior areas. Clark Johnson stated they are hoping for spring of 2019 completion. Chairman Bill Kutz asked for the status of the Days Inn building, and Matthew Niebauer stated the remains of the old Days Inn should be down in a week or two. Member Bob Radaker asked what the proposed water demand would be at that facility. Clark Johnson stated they are working on that, and the highest demand is the sprinkler system. Vice-Chairman Ed Richards moved to approve the Legacy Trucking Project; seconded by Member Bob Radaker. Motion carried 5-0.

- B. Jacob D'Argy – Community Center Project** – Jacob D'Argy stated he wants to do something for the future of Brookville, and wants his kids to stay here when they grow up. Jacob D'Argy stated they are working with Bill Kulbacki from Pennsafe, and the plan is to turn it into an event center or banquet hall. Jacob D'Argy stated they have done zero advertising, and six people already booked the hall. Jacob D'Argy stated women want to get married on Saturdays, and these weddings will bring 200 strangers to Brookville every weekend. Jacob D'Argy stated he has a plan for parking, and it is going to be fine. Jacob D'Argy stated the building was designed by Geotech and holds around six hundred to seven hundred people. Chairman Bill Kutz asked what will be on each floor. Jacob D'Argy stated once you go in the entrance, the bar will be on the left. Jacob D'Argy stated there will be a complete glass front, and receptions will be on the first floor. Jacob D'Argy stated they are trying to preserve as much of the historic aspect that they can. Jacob D'Argy stated there will be a beautiful bride's room upstairs, and a groom's room in the basement. Jacob D'Argy stated they will perform wedding ceremonies upstairs. Jacob D'Argy stated the building is handicapped accessible upstairs and downstairs, there are ample exits, and he hopes to add a party deck in the future. Jacob D'Argy stated through a clause for historic buildings in the Universal Commercial Codes the Borough could waive the sprinkler system. Jacob D'Argy stated Bill Kulbacki from Pennsafe said he would be o.k. passing it as long as the Borough was o.k. with it. Jacob D'Argy stated no one will be sleeping overnight in the building. Jacob D'Argy stated they might consider putting in a sprinkler system in the future. Jacob D'Argy stated one apartment is already there from before, and they have multiple ways to exit the building. Member Bob Radaker stated he thinks this is very good, and that Jacob D'Argy is developing this at the right time to have a nice venue for functions. Member Bob Radaker stated he thinks Jacob D'Argy should start long term planning now about potential water usage. Member Bob Radaker stated he does not know if the existing water can supply the amount of bathrooms and toilets that will be in the building. Jacob D'Argy stated he realized the pipes needed to be replaced, and the entire building will have new water lines. Jacob D'Argy stated all the sewer lines are new, with the exception of the groom's room. Member Bob Radaker stated he is concerned that once the building is up and

running, there will not be enough water coming from the street. Member Bob Radaker stated any upgrades will be at Jacob D'Argy's cost. Chairman Bill Kutz asked Zoning Officer Emerson Turnbull if all the requirements are met, and Zoning Officer Emerson Turnbull stated they are. Member Seth Kerr moved to approve Jacob D'Argy's Community Center Project as presented; seconded by Vice-Chairman Ed Richards. Motion carried 5-0.

NEIGHBORHOOD PLANNING:

None

OFFICIAL REPORTS & CORRESPONDENCE:

None

UPCOMING MEETINGS:

Chairman Bill Kutz stated the next Planning Commission meeting is tentatively scheduled for Monday, May 14th at 5:00 P.M.

ADJOURNMENT:

Vice-Chairman Ed Richards made a motion to adjourn at 6:00 P.M.; seconded by Member Rick Park. Motion carried unanimously 5-0.

Borough Manager