

MINUTES
BROOKVILLE BOROUGH PLANNING COMMISSION
Monday, June 24, 2019 @ 5:00 P.M.

The Brookville Borough Planning Commission met on Monday, June 24, 2019 at 5:00 P.M. in Council Chambers with the following in attendance:

MEMBERS

Bill Kutz
Dr. Ed Richards
Seth Kerr
Rick Park

STAFF

Manager Dana D. Schreckengost
Zoning Officer Emerson Turnbull
Recorder Christine Gunning
Solicitor Jim Dennison

VISITORS

Julie Peer
Brad Long
Ethan Hine
Mark Haefner

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 May 13th Planning Commission meeting as submitted; seconded by Member Rick Park. Motion carried 4-0.

CHAIR REPORT:

None

PUBLIC COMMENT:

None

DEVELOPMENT PLANS:

None

COMMUNITY PLANNING:

- A. Penn Highlands Medical Office Building** – Zoning Officer Emerson Turnbull stated the hospital is proposing to construct a new medical office building at the lower parking lot far end. Zoning Officer Emerson Turnbull stated there have been several communications back and forth between the hospital's engineers and our engineers, and it has come down to just a final few things that need to be approved by the Borough that do not conform to our current code. Zoning Officer Emerson Turnbull stated the height of the building is going to be thirty-seven feet, and the Borough Code says it can only be thirty-five feet. Zoning Officer Emerson Turnbull stated the two foot stairwell is going to be above that, so it needs to be approved by the Borough. Chairman Bill Kutz asked what the members thought about that. Chairman Bill Kutz stated he has no problem with it whatsoever, and the other members agreed. Zoning Officer Emerson Turnbull stated the next item is it is going to be a dental/medical office building as well, and that is not included in the code for that zoning so we need the Borough's approval for that. Solicitor Jim Dennison stated it is already a property that is used as a hospital facility, so he is not sure it really matters too much. Manager

Dana D. Schreckengost stated it is zoned as Low Density Residential (LDR) right now. Solicitor Jim Dennison stated he will look into this. Zoning Officer Emerson Turnbull stated next is parking, and they are fifty-nine parking spaces short of the required parking. After some discussion, the members generally agreed they were fine with the parking. Ethan Hine from KTH Architects described the landscaping plans, and the members generally agreed they were fine with the landscaping plans. Zoning Officer Emerson Turnbull stated the engineer had a concern with the lighting in the lower parking lot, and recommended more lighting but they are leaving it up to the Borough what they want to do about it. Ethan Hine stated the building is lit all the way around, and they are using high efficiency LED fixtures. After some discussion, the members generally agreed the lighting is o.k. Member Seth Kerr asked if someone is injured due to lack of lighting is the Borough liable. Solicitor Jim Dennison stated we would not have any liability because it is on private property. Solicitor Jim Dennison stated the parking has to be approved by Brookville Borough Council and the permitting has to be approved by Zoning Officer Emerson Turnbull. After some discussion, Vice-Chairman Ed Richards moved that all these issues in their plan are acceptable and that we present this to Brookville Borough Council; seconded by Member Rick Park. Motion carried 4-0. Chairman Bill Kutz stated you have to go to Brookville Borough Council at this point. Julie Peer asked when the next Brookville Borough Council meeting is. Manager Dana D. Schreckengost stated Tuesday, July 2nd at 7:00 P.M.

- B. Zoning Map Changes** – Zoning Officer Emerson Turnbull stated we have been dragging that out, but we need to work on getting some of the zoning changes made. Zoning Officer Emerson Turnbull stated we talked about changing South White Street from Low Density Residential (LDR) to Light Industrial One (LI1) from Byerly Tire up to the Borough line. Solicitor Jim Dennison stated you already approved that to present it to Brookville Borough Council, so we just have to get the maps drawn up and changed and brought back in, but they were approved. Chairman Bill Kutz asked why we are going over this. Solicitor Jim Dennison stated we have to notify everyone that owns property there. Zoning Officer Emerson Turnbull stated he would give whatever help you need. Zoning Officer Emerson Turnbull stated we talked about changing Bev Air from Office Commercial (OC) to Light Industrial One (LI1), and Miller Welding from Office Commercial to Light Industrial One. Zoning Officer Emerson Turnbull stated he wants to include the southern end of Allegheny Boulevard from the Corner Plaza to the Borough line and change that from Office Commercial (OC) to Light Industrial One (LI1). Zoning Officer Emerson Turnbull stated he had to turn several people down who wanted to put storage buildings there. Manager Dana D. Schreckengost stated warehouses can go in Light Industrial One (LI1) not Office Commercial (OC). After some discussion, Vice-Chairman Ed Richards moved to change the zoning from Office Commercial to Light Industrial One on the southern end of Allegheny Boulevard from the Corner Plaza to the Borough line; seconded by Member Rick Park. Motion carried 4-0.

NEIGHBORHOOD PLANNING:

None

OFFICIAL REPORTS & CORRESPONDENCE:

None

COMMUNICATIONS & ANNOUNCEMENTS:

None

UPCOMING MEETINGS:

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

ADJOURNMENT:

Vice-Chairman Ed Richards made a motion to adjourn at 5:24 P.M.; seconded by Member Seth Kerr. Motion carried 4-0.

Borough Manager