

**MINUTES**  
**BROOKVILLE BOROUGH PLANNING COMMISSION**  
**Monday, May 11, 2020 @ 5:00 P.M.**

The Brookville Borough Planning Commission met on Monday, May 11, 2020 at 5:00 P.M. in the large conference room with the following in attendance:

**MEMBERS**

David Taylor  
Dr. Ed Richards  
Bob Radaker

**STAFF**

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

**VISITORS**

Alan King

**CALL TO ORDER:**

David Taylor called the meeting to order at 5:00 P.M.

**ELECTION OF CHAIRMAN:**

Vice-Chairman Ed Richards nominated David Taylor to be Chairman of the Brookville Borough Planning Commission; seconded by Member Bob Radaker. Motion carried 3-0.

**CORRECTIONS/APPROVAL OF MINUTES:**

Vice-Chairman Ed Richards moved to approve the minutes of the December 9<sup>th</sup> Planning Commission meeting as submitted; seconded by Member Bob Radaker. Motion carried 3-0.

**CHAIR REPORT:**

None

**PUBLIC COMMENT:**

None

**DEVELOPMENT PLANS:**

- A. Subdivision of Melba Lane - Alan King** – Alan King thanked the Commission for their quick response to this matter. Alan King stated Dan Moore, the architect, is pretty thorough as you can see in the plans for the subdivision of Melba Lane. Alan King stated they originally built this house for their mother when their father passed away. Alan King stated now they decided to sell it. Alan King stated they are portioning off part of that property to go with the house. Member David Taylor asked Melba Lane leads out to your house, right? Alan King stated yes. Zoning Officer Emerson Turnbull asked are you going to open up an eighteen foot right of way on there? Alan King stated yes. Member Bob Radaker stated on the southern boundary there is an eight inch water line that cuts through there, and it goes down and hits Melba Lane and goes to the Water Plant. Member Bob Radaker stated it cuts through this property. Member Bob Radaker stated that is where the water tap is for your building. Member

Bob Radaker stated he is wondering if that should be a dedicated right of way. Member Bob Radaker stated it has been in since probably the thirties. Member Bob Radaker stated we would have to physically locate it with a locator, and have it shown on the deed that there is a right of way to service that water line and any repairs. Member Bob Radaker stated we have run into things like this in the past especially in Corsica where they put all these water lines in with no right of ways. Member Bob Radaker stated you get into these battles then to try to get a right of way put back into a piece of property under the next owner. Manager Dana D. Schreckengost called Solicitor Jim Dennison on the phone and stated on Alan King's plan it does not show a water line right of way that goes through the property, and Member Bob Radaker brought up the fact that a potential new owner might not know that right of way exists. Manager Dana D. Schreckengost asked does the water line right of way need to be listed on Alan King's subdivision plans? Solicitor Jim Dennison stated he would like that to be on there. Solicitor Jim Dennison asked about maintenance of the road, and Manager Dana D. Schreckengost stated it is a private road and it is not maintained by the Borough. After some discussion, Vice-Chairman Ed Richards moved to accept Alan King's subdivision plan with the stipulation that the water line is included in the plans that will be submitted to Brookville Borough Council with a twelve foot right of way; seconded by Member Bob Radaker. Motion carried 3-0. Member Bob Radaker stated there is a main sewer trunk that goes down the edge of that property. Member Bob Radaker asked would that be on state right of way? Member Bob Radaker stated it parallels Richards Street down through there to a manhole down in around your driveway. Member Bob Radaker stated he will have the surveyors put some posts in, and if it is on a state right of way you do not need to do anything. Alan King stated we put a manhole cover on Melba Lane and it ties into the one on the road. Member Bob Radaker stated when we get called by Dan Moore, he will have those guys double check that.

- B. Car Wash Plans – John Guth** – Zoning Officer Emerson Turnbull stated he has a set of plans from John Guth for East Main Street. Zoning Officer Emerson Turnbull stated they are talking about putting a car wash on East Main Street. Zoning Officer Emerson Turnbull stated John Guth originally showed him plans with an entrance and an exit off of Taylor Street, but now he has the entrance off of East Main Street. Chairman David Taylor stated he does not think we can do much with this without a highway occupancy permit. Manager Dana D. Schreckengost stated you could put it through to Council, and you guys can approve the plans with the contingent upon. Zoning Officer Emerson Turnbull stated he spoke to Member Bob Radaker who is the lead distribution operator for the Brookville Municipal Authority about the water and Member Bob Radaker stated the water is o.k. Member Bob Radaker moved to approve John Guth's car wash plans contingent upon the securing of all permits including a highway occupancy permit from PennDOT; seconded by Vice-Chairman Ed Richards. Motion carried 3-0.

**COMMUNITY PLANNING:**

None

**NEIGHBORHOOD PLANNING:**

None

**OFFICIAL REPORTS & CORRESPONDENCE:**

None

**COMMUNICATIONS & ANNOUNCEMENTS:**

None

**UPCOMING MEETINGS:**

Chairman David Taylor stated the next Planning Commission meeting is tentatively scheduled for Monday, June 8<sup>th</sup> at 5:00 P.M.

**ADJOURNMENT:**

Vice-Chairman Ed Richards made a motion to adjourn at 5:20 P.M.; seconded by Member Bob Radaker. Motion carried 3-0.

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Borough Manager