

MINUTES
BROOKVILLE BOROUGH PLANNING COMMISSION
Monday, August 10, 2020 @ 5:00 P.M.

The Brookville Borough Planning Commission met on Monday, August 10, 2020 at 5:00 P.M. in the large conference room with the following in attendance:

MEMBERS

David Taylor
Dr. Ed Richards
Seth Kerr
Rick Park

STAFF

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

VISITORS

Frank Bartley
Ann Sarvey
Lucy Ames

CALL TO ORDER:

Chairman David Taylor 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 11th Planning Commission meeting as submitted; seconded by Member Seth Kerr. Motion carried 4-0.

CHAIR REPORT:

None

PUBLIC COMMENT:

None

DEVELOPMENT PLANS:

- A. Rezoning Progress Street – Frank Bartley** – Solicitor Jim Dennison stated Brookville Borough Council had two rezoning requests; one from Mr. Bartley regarded Progress Street, and the other one regarded Beverage Air. Solicitor Jim Dennison stated the one for Beverage Air was approved, but Council did not approve the second one from Mr. Bartley. Solicitor Jim Dennison stated Council wants you to take a closer look at things. Solicitor Jim Dennison stated some of the Council Members had concerns. Solicitor Jim Dennison stated Vice-President of Council Karen Allgeier said she did not want to change it until someone wants to develop it. Solicitor Jim Dennison stated it is currently zoned as Office Commercial (OC) and Mr. Bartley wants to make it Medium Density Residential (MDR). Frank Bartley stated he is an agent for the Zimmerman brothers who live in Illinois and they are ready to sell. Frank Bartley stated there is a nine acre parcel they believe should be residential, and that is why they would like it to be zoned Medium Density Residential (MDR). Frank Bartley stated they would like to change the zoning from Office Commercial (OC) to Medium Density Residential (MDR) so people can build houses there and develop it. Frank Bartley stated he is asking the Commission to approve this again like they did before and stay by their decision. Lucy Ames stated she is

here tonight to represent herself, her husband Dennis Ames, and Mr. and Mrs. James Sarvey. Lucy Ames stated the land in question has belonged to the Zimmerman family for many years, it has never been for sale, and it has remained a respite for both families. Lucy Ames stated she and the Sarveys pay two of the highest residential property taxes in the area for the sole purpose of maintaining the quality of life they enjoy on Progress Street. Lucy Ames stated for more than forty years, the two families have maintained this property by having it professionally mowed at their own expense for thousands of dollars. Lucy Ames stated Mr. Bartley expressed to the Zimmermans that he can sell this land for fifty thousand dollars per acre. Lucy Ames stated later Mr. Bartley dropped the price to twenty-five thousand dollars per acre which still made the property simply out of reach for the Ames and Sarveys to purchase themselves. Lucy Ames stated she was told there is no need for the property to be rezoned and used for housing developments for the elderly, townhouses, condos, or multi-family units because the population is going down not up. Lucy Ames stated another concern about this land involves the hospital. Lucy Ames stated every so many years, the hospital trims the tops of our trees because the Federal Aviation Administration (FAA) says they interfere with the flight patterns of the helicopters. Lucy Ames stated she assumes you would have to have FAA approval for anything being built there. Lucy Ames stated another concern is Progress street itself. Lucy Ames stated it is old and narrow, and it is in constant need of winter maintenance and repair. Lucy Ames asked what is going to happen if you now have dozens, if not hundreds of cars on that road every day? Lucy Ames stated it would have to be widened, paved, and maintained on a regular basis. Lucy Ames stated she is sure we will find through a PennDOT study that Progress Street will not allow adequate access and egress for all of that traffic. Lucy Ames stated more than likely the Borough would have to purchase a section of property on the west side of that location to allow access and egress from the landlocked property down to Route twenty-eight. Lucy Ames stated if you do deem that the property be rezoned, then it is only fair that the outrageous property tax which our families currently pay be drastically reduced because our home values will greatly diminish. Lucy Ames stated she believes she has given several good reasons to leave this property the way it is, and thanked the Commission for their time. After some discussion, Vice-Chairman Ed Richards moved to table this topic for a month for further discussion; seconded by Member Rick Park. Motion carried 4-0.

COMMUNITY PLANNING:

- A. Proposed Car Wash** – Chairman David Taylor stated something we talked about at the last meeting was the proposed car wash around DeMotte's garage, and what came out of this meeting was a discussion about a highway occupancy permit. Manager Dana D. Schreckengost stated the state is reviewing that and working with the property owner to make some changes. Manager Dana D. Schreckengost stated we should see a revised plan.

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, September 14th at 5:00 P.M.

ADJOURNMENT:

Member Seth Kerr made a motion to adjourn at 5:45 P.M.; seconded by Vice-Chairman Ed Richards. Motion carried 4-0.