

MINUTES
BROOKVILLE BOROUGH PLANNING COMMISSION
Monday, October 12, 2020 @ 5:00 P.M.

The Brookville Borough Planning Commission met on Monday, October 12, 2020 at 5:00 P.M. in the large conference room with the following in attendance:

MEMBERS

David Taylor
Dr. Ed Richards
Seth Kerr

STAFF

Manager Dana Rooney
Zoning Officer Emerson Turnbull -
arrived at 5:17 P.M.
Recorder Christine Gunning

VISITORS

Frank Bartley
Ann Sarvey
Jim 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 August 10th Planning Commission meeting as submitted; seconded by Member Seth Kerr. Motion carried 3-0.

CHAIR REPORT:

None

PUBLIC COMMENT:

None

DEVELOPMENT PLANS:

- A. Rezoning Progress Street – Jim Sarvey and Frank Bartley** – Frank Bartley stated Ordinance 1106 has to do with a change in zoning. Frank Bartley stated the Zimmerman property is zoned Office Commercial (OC) which allows twenty different kinds of businesses, and the Zimmermans are requesting the zoning be changed to Medium Density Residential (MDR) which brings it down to eleven types of structures and uses. Frank Bartley stated tax revenue for the 38.83 acres at Brookville Area School District face \$630.60. Frank Bartley stated the total of all three; county, local, and school taxes is \$1,227.73 yearly per the Brookville Tax Collector, or \$31.61 per acre. Frank Bartley stated the entire parcel in question consisting of nine point six four acres brings in a total tax amount of \$304.70 yearly. Frank Bartley stated if the rezoning to MDR is approved, the parcel is subdivided into four parcels, and a structure is built on each lot, the tax revenue could be \$40,304.74 for each structure. Frank Bartley stated if you multiply that by four, the tax revenue would be about two million dollars over fifty years. Frank Bartley stated the tax money helps everybody. Frank Bartley stated his clients wish to put four lots on the market and see what happens. Frank Bartley stated he urges this body to approve changing the zoning from Office Commercial (OC) to Medium Density Residential (MDR).

Member Seth Kerr asked your client has no intention of developing, just subdividing into four lots and selling the land as is to someone who may develop it in the future? Frank Bartley stated they are not even going to subdivide. Frank Bartley stated they want to change the zoning and sell the land. Vice-Chairman Ed Richards stated we approved this change and sent it to Brookville Borough Council. Vice-Chairman Ed Richards stated they sent it back for us to reconsider. Manager Dana Rooney stated they wish for it to be reviewed further. Vice-Chairman Ed Richards stated so we will either have to maintain what we decided prior to this, or change our opinion. Chairman David Taylor stated remember we do not make the decision, we just make a recommendation to Council. Chairman David Taylor stated Attorney Jim Dennison could not be here, so they chatted about this and we came up with four scenarios and there may be more. Chairman David Taylor stated we can deny completely, deny for now but with the provision that the commission would reconsider if an actual project was proposed that would require the rezoning to proceed, approve the proposed rezoning and send it to Council for approval, or propose amendments to the request such as requiring the rezoned district to be expanded to include a portion along Route 28 to allow different access other than from Progress Street, and there may be other options. Vice-Chairman Ed Richards stated the final decision is Brookville Borough Council's. Jim Sarvey stated Frank Bartley had said this is about money, but this is very personal to the Sarveys and Ames. Jim Sarvey stated the concern is not knowing what the occupancy will be before we fundamentally change the neighborhood of people who have been there for forty or fifty years. Member Seth Kerr asked Frank Bartley what the permitted uses are in an area that is zoned Medium Density Residential (MDR). Frank Bartley stated accessory uses bed-and-breakfasts, forestry, hospitals, no-impact home occupations, planned residential developments, public grounds, single-family dwellings, schools, two-family dwellings, and townhouses. Jim Sarvey stated he thinks the concern is not knowing what is going in there. Frank Bartley stated banks, business services, bowling alleys, conference centers, drive-in commercial restaurants, fueling facilities, forestry, hospitals, hotels, laundromats, office parks, personal services, professional offices, public grounds, restaurants, retail sales, schools, shopping centers, and theaters are permitted in areas zoned Office Commercial (OC), which is how the property in question is zoned now. Frank Bartley stated he sympathizes with the people who have been there for forty or fifty years, but this is America. Frank Bartley stated my client is selling the asset they inherited years ago, and it is their right to do the best they can. After some discussion, Member Seth Kerr asked Manager Dana Rooney why Brookville Borough Council sent it back. Manager Dana Rooney stated they want to know your thought process on making the recommendation you made. Manager Dana Rooney stated it has been Office Commercial (OC) forever, why change it to Medium Density Residential (MDR)? After some discussion, Frank Bartley stated what if - the idea is single family dwellings. Frank Bartley stated what he has heard is it is the unknown. Frank Bartley asked if the area was predicated on single family dwellings, would the neighbors feel better about this? Manager Dana Rooney stated if you are

only looking for single family dwellings, we could change it to Low Density Residential (LDR). Member Seth Kerr asked Frank Bartley to read what falls under Low Density Residential (LDR). Frank Bartley stated bed-and-breakfasts, forestry, hospitals, no-impact home occupations, public grounds, planned residential developments, single-family dwellings, and schools. Manager Dana Rooney stated what if we change it from Office Commercial (OC) to Low Density Residential (LDR)? Member Seth Kerr stated he assumes that would adequately protect the two families who are concerned. Member Seth Kerr asked Frank Bartley if his client would be o.k. with this, and Frank Bartley stated he would have to check. Vice-Chairman Ed Richards moved to approve changing the zoning from Office Commercial (OC) to Low Density Residential (LDR); seconded by Member Seth Kerr. 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, November 9th at 5:00 P.M.

ADJOURNMENT:

Member Seth Kerr made a motion to adjourn at 5:40 P.M.; seconded by Vice-Chairman Ed Richards. Motion carried 3-0.