

MINUTES
BROOKVILLE BOROUGH PLANNING COMMISSION
Wednesday, February 10, 2021 @ 5:00 P.M.

The Brookville Borough Planning Commission met on Wednesday, February 10, 2021 at 5:00 P.M. in the large conference room with the following in attendance:

MEMBERS

David Taylor
Dr. Ed Richards
Bob Radaker
Rick Park

STAFF

Manager Dana Rooney
Zoning Officer Emerson Turnbull
Solicitor Jim Dennison
Recorder Christine Gunning

VISITORS

Ryan Stroup
Josh Schripsema –
via Zoom

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 Bob Radaker. Motion carried 4-0.

CHAIR REPORT:

None

PUBLIC COMMENT:

None

DEVELOPMENT PLANS:

None

COMMUNITY PLANNING:

- A. **O'Reilly Auto Parts** – Chairman David Taylor stated O'Reilly Auto Parts is proposing to put a building out on lower Allegheny Boulevard. Chairman David Taylor stated they intend to build about a 7000 square foot building in this lot that they are acquiring. Josh Schripsema with Simon CRE stated he is representing Simon Commercial Real Estate as well as O'Reilly Auto Parts. Josh Schripsema stated they are excited to bring an O'Reilly Auto Parts to the Brookville community. Josh Schripsema stated we are proposing a 7200 square foot retail store. Josh Schripsema stated we will be subdividing two properties, and taking 180 feet of frontage on the highway as well. Josh Schripsema stated there is potential for about one and a half to two million dollars in sales tax revenue. Josh Schripsema stated they are in the process of getting their PennDOT Highway Occupancy Permit. After some discussion, Member Bob Radaker made a motion to approve the O'Reilly Auto Parts Plan contingent on Solicitor review, zoning

review, stormwater review, and Highway Occupancy Permit (HOP) review; seconded by Vice-Chairman Ed Richards. Motion carried 4-0.

NEIGHBORHOOD PLANNING:

None

OFFICIAL REPORTS & CORRESPONDENCE:

None

COMMUNICATIONS & ANNOUNCEMENTS:

- A. **Building Permit Reminder** – Member Bob Radaker stated this is just a reminder for maybe Zoning Officer Emerson Turnbull. Member Bob Radaker stated as you issue building permits, make sure the people are getting their water and sewage applications put in. Solicitor Jim Dennison stated that is why they bring their plans in here, to make sure that those things are looked at. Solicitor Jim Dennison stated that should be an automatic part of this, whether it comes to the Authority Engineer, or Commissioner Clyde Bullers, or somebody for comment. Solicitor Jim Dennison stated that should be a box check on any application for a permit.
- B. **Vacancy** – Chairman David Taylor stated we are looking for one more member. Chairman David Taylor asked have we had any interest? Manager Dana Rooney stated not formally.

UPCOMING MEETINGS:

Chairman David Taylor stated the next Planning Commission meeting is tentatively scheduled for Wednesday, March 10th at 5:00 P.M.

ADJOURNMENT:

Vice-Chairman Ed Richards made a motion to adjourn at 5:19 P.M.; seconded by Member Rick Park. Motion carried 4-0.