

**MINUTES**  
**BROOKVILLE BOROUGH PLANNING COMMISSION**  
**Wednesday, June 9, 2021 @ 5:00 P.M.**

The Brookville Borough Planning Commission met on Wednesday, June 9, 2021 at 5:00 P.M. in Council Chambers with the following in attendance:

**MEMBERS**

David Taylor  
Dr. Ed Richards  
Arthur McKinley -  
Arrived at 5:02 P.M.  
Rick Park

**STAFF**

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

**VISITORS**

Ken Berlin  
Frank Bartley

**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 March 10<sup>th</sup> Planning Commission meeting as submitted; seconded by Member Rick Park. Motion carried 3-0.

**CHAIR REPORT:**

None

**PUBLIC COMMENT:**

None

**DEVELOPMENT PLANS:**

None

**COMMUNITY PLANNING:**

- A. Zimmerman Subdivision Plan – Ken Berlin and Frank Bartley** – Frank Bartley stated he is an agent for the principal property owners who live in Illinois. Frank Bartley stated there are roughly forty acres of land, and this property has residential and Office Commercial (OC) zoning at the same time. Frank Bartley stated some of the zoning was changed from Office Commercial (OC) to Low Density Residential (LDR). Frank Bartley stated lots one through five are OC which are on Route 28 across from Chilcott's, then there is a forty-foot road which does not exist yet which is a right of way that was in the zoning, which we have dubbed Zimmerman Road. Frank Bartley stated lot six is at the end of the boundaries of the commercial that is bounded on Zimmerman Road, and then it is bounded by the commercial properties that are already in existence there. Frank Bartley stated lot seven is a proposed donation for the American Legion Post 102, and it has a right of way on the left parcel. Frank Bartley stated lot 8 is on Route 28, and is an integral part and parcel which is 4.69 acres, and it is not subdivided. Frank Bartley stated the last section is LDR and has six lots that are all different

sizes, but they have a common right of way in the back. After some discussion, Solicitor Jim Dennison stated there is a lot going on here that requires some thought. Solicitor Jim Dennison stated maybe we need the engineer to look at this, and have the Brookville Municipal Authority look at it for their thoughts on right of ways. Ken Berlin stated Bob Radaker already reviewed this with him. Member Arthur McKinley asked if there were traffic issues with Route 28. Manager Dana Rooney stated to access it off of Route 28 they will have to have a Highway Occupancy (HOP) permit. Chairman David Taylor asked Ken Berlin this said this map was sealed by Ronald Fox, what is his story? Ken Berlin stated he does not have a license, so he does the field work and Ronald Fox does the mapping. Member Arthur McKinley stated he likes the idea of green belts separating commercial zoning and residential zoning. Ken Berlin stated there are already trees there. Frank Bartley stated that is something the property owner would do. After some discussion, Vice-Chairman Ed Richards moved to approve the Zimmerman subdivision plan contingent on the engineer and the Brookville Municipal Authority reviewing it in the meantime on its way to Council; seconded by Member Rick Park. Motion carried 4-0.

#### **NEIGHBORHOOD PLANNING:**

None

#### **OFFICIAL REPORTS & CORRESPONDENCE:**

None

#### **COMMUNICATIONS & ANNOUNCEMENTS:**

None

#### **COMMENTS:**

Member Arthur McKinley asked if this Commission does anything besides act on issues that come down, or if they can get ahead of some issues in town and do some actual planning of development. Chairman David Taylor stated he thinks they are constrained and limited by the state Planning Code. Member Arthur McKinley stated he would like to discuss things as a body and propose things to Brookville Borough Council. Member Arthur McKinley stated he thinks this group should get in front of things, and get more in this town instead of truck stops and dollar stores. Member Arthur McKinley stated he would like to attract other types of businesses, and do things to dress up the town. Solicitor Jim Dennison stated there is opportunity for development right now, and the Brookville Borough seems to be reaching out more than in the past. Member Arthur McKinley stated that kind of discussion would be healthy. Member Arthur McKinley stated there are opportunities where they are planning to rebuild the I-80 bridge over the North Fork, and by working with PennDOT, maybe we could get them to throw some money at Walter Dick Park or do something back there. Arthur McKinley stated he thinks this body should discuss some of these topics, and the Commission Members in general agreed. Member Rick Park stated he has been on the Planning Commission for probably for ten or twelve years, and in the last three years he has seen more business come to Brookville than previously, so we are definitely headed in the right direction.

**UPCOMING MEETINGS:**

Zoning Officer Emerson Turnbull stated the next Planning Commission meeting is tentatively scheduled for Wednesday, August 11<sup>th</sup> at 5:00 P.M. Solicitor Jim Dennison stated we might have things coming up before then.

**ADJOURNMENT:**

Member Rick Park made a motion to adjourn at 5:45 P.M.; seconded by Member Arthur McKinley. Motion carried 4-0.