

MINUTES
BROOKVILLE BOROUGH PLANNING COMMISSION
Wednesday, January 26, 2022 @ 5:00 P.M.

The Brookville Borough Planning Commission met on Wednesday, January 26, 2022 at 5:00 P.M. in Council Chambers with the following in attendance:

MEMBERS

David Taylor
Aaron Haines
Arthur McKinley -
arrived at 5:02 P.M.

STAFF

Manager Dana Rooney
Recorder Christine Gunning
Solicitor Jim Dennison – via phone

VISITORS

CALL TO ORDER:

Chairman David Taylor called the meeting to order at 5:03 P.M.

CORRECTIONS/APPROVAL OF MINUTES:

Member Aaron Haines moved to approve the minutes of the November 10th Planning Commission meeting as submitted; seconded by Member Arthur McKinley. Motion carried 3-0.

PUBLIC COMMENT:

None

NEW BUSINESS:

- A. **Subdivision Plans – Water Plant Road** – Chairman David Taylor stated we have a subdivision plan for a portion of Water Plant Road. Chairman David Taylor stated it is the property on the west side of North Fork Creek that was recently purchased from Snook Richards. Chairman David Taylor stated both sides of the road were purchased, and the owner is wishing to subdivide off seven point eight four acres running on the west side of Water Plant Road. Chairman David Taylor stated we have a survey subdivision plan provided by Fox and Fox of Clarion, and this area is zoned RC which is conservation. Chairman David Taylor stated they want to subdivide it off, and just looking at it, he does not see any reason why they could not. Chairman David Taylor asked Solicitor Jim Dennison if he had any thoughts on that. Solicitor Jim Dennison asked do we know what they are doing with it? Manager Dana Rooney stated they have no plans at this time. Manager Dana Rooney stated it says there are no development plans. Solicitor Jim Dennison asked if they are requesting a zoning change. Manager Dana Rooney stated no, they are not requesting a zoning change. Chairman David Taylor stated he thinks their general plan calls to build a recreational cabin. Solicitor Jim Dennison stated he does not see a problem, and asked if it was sent to the engineers. Manager Dana Rooney stated no, subdivisions usually are not sent to the engineer. Member Arthur McKinley asked if this has any impact on Walter Dick Memorial Park. Manager Dana Rooney stated no. After some discussion, Member Aaron Haines made a motion

to approve the Water Plant Road subdivision plans; seconded by Member Arthur McKinley. Motion carried 3-0. Chairman David Taylor stated this will go to Brookville Borough Council next.

- B. New Build – Brookville Southern Tire Mart at Pilot Flying J** – Manager Dana Rooney stated the next item of business is the Southern Tire Mart which is proposed to be built up on Flying J's property. Manager Dana Rooney stated before we start looking through the plans, we have the most recent engineer's review. Manager Dana Rooney stated the majority of the comments by our engineers are prefaced with; it has been noted that they are still working with the surveyor, it is ongoing, and it shall be addressed before going to the Borough. Manager Dana Rooney stated you can interpret the Borough as either the Planning Commission or Borough Council, and it was purposely left open ended for that reason for the Board to decide. Manager Dana Rooney stated their surveyor is out of town until tomorrow, so the developer has had a CAD technician make the majority of these changes, but they cannot submit them because the surveyor has not reviewed them and rubber stamped them to approve those changes to actually come to us. Manager Dana Rooney stated the plans we have do not have all the changes, but we will have them when the surveyor gets back. Manager Dana Rooney stated that covers up to stormwater management which is deferred over to the Borough's decision from the engineering firm on how to handle that. Solicitor Jim Dennison asked if it is being placed on areas that are already concrete, or in a separate area that has not already been developed. Manager Dana Rooney stated it is already concrete. After some discussion, Solicitor Jim Dennison stated some of these things do not apply because it has already been developed and it is on concrete. Member Arthur McKinley stated a few potted plants would not be horrible. Solicitor Jim Dennison stated he would like to be able to not require people to go before the Zoning Hearing Board for changes to landscaping. Solicitor Jim Dennison stated he would like that to be something either the Planning Commission could make a recommendation to Borough Council, and have Borough Council approve it. Solicitor Jim Dennison stated what we need to address is the area that can be nonpermeable on any lot, that there is a high percentage that Brookville requires, or a low percentage is with the impermeable, and it does not make sense to have that requirement when these lots are subject to stormwater now by the ordinance that was put into effect. Solicitor Jim Dennison stated the stormwater really was not adopted the way it is now, so permeability is not a big issue for zoning since it is something that is taken care of by the Stormwater Ordinance, and he thinks at some point we need to consider changing that. Member Arthur McKinley asked does the stormwater handle it the same way, or do they just handle runoff? Solicitor Jim Dennison stated the Stormwater Ordinance is pretty strict, and we enforce it strictly. Chairman David Taylor stated the stormwater issue would have been dealt with when they first built Flying J, right? Solicitor Jim Dennison stated correct. After some discussion, Solicitor Jim Dennison stated he would like the Commission to look at the plans and see if they have any ideas. Member Arthur McKinley asked about landscaping. Manager Dana Rooney stated in their email it said there are no plants in the landscaping plan. Manager Dana Rooney stated here is the

developer's comment on the landscaping; the proposed site is currently all impervious asphalt. Manager Dana Rooney stated two islands with landscape rock mulch will be added to the lot. After some discussion, Member Aaron Haines made a motion to conditionally approve the plans for the Brookville Southern Tire Mart at Pilot Flying J upon further review by the Borough engineers and Planning Commission Member's review and comments following five days after final plans have been submitted; seconded by Member Arthur McKinley. Motion carried 3-0.

UNFINISHED BUSINESS:

None

OFFICIAL REPORTS & CORRESPONDENCE:

None

ADJOURNMENT:

Member Aaron Haines made a motion to adjourn at 5:32 P.M.; seconded by Member Arthur McKinley. Motion carried 3-0.