

**MINUTES**  
**BROOKVILLE BOROUGH PLANNING COMMISSION**  
**Wednesday, June 22, 2022 @ 5:00 P.M.**

The Brookville Borough Planning Commission met on Wednesday, June 22, 2022 at 5:00 P.M. in Council Chambers with the following in attendance:

**MEMBERS**

David Taylor  
Dr. Ed Richards  
Aaron Haines  
Rick Park  
Arthur McKinley

**STAFF**

Manager Dana Rooney  
Zoning Officer Joe Kelsch  
Recorder Christine Gunning  
Solicitor Jim Dennison

**VISITORS**

Travis Bobik

**CALL TO ORDER:**

Chairman David Taylor called the meeting to order at 5:00 P.M.

**CORRECTIONS/APPROVAL OF MINUTES:**

Member Arthur McKinley moved to approve the minutes of the January 26<sup>th</sup> Planning Commission meeting as submitted; seconded by Member Aaron Haines. Motion carried 5-0.

**PUBLIC COMMENT:**

None

**NEW BUSINESS:**

- A. **Subdivision Plans – Water Plant Road** – Manager Dana Rooney stated Travis Bobik purchased the Snook Richards property along the creek. Manager Dana Rooney stated he wants to subdivide off the section closest behind the car dealership to keep it separated from the other twenty-five acres. Manager Dana Rooney stated after the subdivision is approved, Travis Bobik is asking to rezone that small section from Recreation Conservation (RC) to Low Density Residential (LDR) so he can build a dwelling for use. Manager Dana Rooney stated there is very limited use on what can happen in the RC zoning. Manager Dana Rooney stated by changing the zoning to LDR it allows him to build that dwelling in his two-acre lot. Manager Dana Rooney stated the first item on the agenda that we need to discuss is the subdivision. After some discussion, Member Arthur McKinley stated he is concerned about any changes of zoning or building in sensitive areas near the river, and especially in areas that are designated recreation areas. Chairman David Taylor stated this is not pristine. Chairman David Taylor stated this is all disturbed ground anyway. Travis Bobik stated to give you some background on why he acquired this property, he lives in Northern Cambria County along the west branch of the Susquehanna River. Travis Bobik stated he does a lot of work with the Pennsylvania Fish and Boat Commission and the Department of Environmental Protection (DEP) as far as trout streams. Travis Bobik stated he fished the river to find out that it was the second oldest fly project

in the state, saw the for-sale sign, and called the realtor. Travis Bobik stated that is considered non-navigable water. Travis Bobik stated ultimately, he could go down there, post that, and nobody could ever touch that water again. Travis Bobik stated he reached out to the Fish and Boat Commission, and asked if they had an easement on there, and they said yes, they do, it is the second oldest fly project. Travis Bobik stated then they called him thirty-five minutes later and asked him if he was going to buy that property, and Travis Bobik stated no, he has no use for it, and asked why. Travis Bobik stated the Fish and Boat Commission stated because they do not have an easement if it goes in the wrong hands, they lose their second oldest fly project in the state, only Kettle Creek is the oldest by one day, and he said it will never come back. Member David Taylor asked you mean Fish for Fun is what you are referring to? Travis Bobik stated right, well it is fly fishing only there, and the state will never do those designations again. Travis Bobik stated they are done putting them in there. Travis Bobik stated we are big into fly fishing, and we love stream bank improvements which we already worked with the Fish and Boat Commission, and the Conservation District has already secured all the funding for the stream bank improvements. Travis Bobik stated what that does is your banks are eroding, which if there is ever a flood again is going to cause more severe damage than the last one. Travis Bobik stated it also helps your water quality, and your habitat. Travis Bobik stated that is nothing to the taxpayers, because it is all coming from funding for the Going Greener Act. Travis Bobik stated if we get approved to build on there, he actually has a copy here from the Fish and Boat Commission. Travis Bobik stated he will sell a permanent easement to the state, that even if he dies, the state will own the river for the rest of eternity so people can fish the river from here on out. Member Aaron Haines made a motion to approve the subdivision plans for the old Snook Richards property along the creek on Water Plant Road as presented; seconded by Vice-Chairman Ed Richards. Member Arthur McKinley asked what about access to your land? Travis Bobik stated this paper shows the easement that he gets, so he will give them the whole river rights, plus fifteen to twenty feet off there. Travis Bobik stated he has not talked to them about a parking lot yet. Travis Bobik stated they will be granted access under the I-80 bridge. Member Arthur McKinley asked if it was walkable, and if fishermen can walk on the banks. Travis Bobik stated yes, they can. Travis Bobik stated if they wanted to access, which is something he would further do down the line, so from the bottom there you can walk the length of the property up to pretty much I-80 and fish, however, if you get down into the water, you have to walk all the way back out because there is quite a grade there. Travis Bobik stated that will be handled in a couple years through the Fish and Boat Commission doing their stuff and himself getting funding. Solicitor Jim Dennison asked what the Fish and Boat Commission will do. Travis Bobik stated if you look at the ecosystem in the parking lot at the park, you will see how all the banks are eroding. Travis Bobik stated what they will do is actually in the park from where the wire goes down, they have about one hundred and eighty to two hundred and forty feet where they are going to put logs in, stone it, and then they will split. Travis Bobik stated what that does is the sediment comes down, and fills that in. Travis Bobik stated this makes the water

deeper, which then gets all the pressure off the banks. Chairman David Taylor asked if there was any other discussion. Chairman David Taylor stated we have a motion on the floor, and asked all Members in favor to signify by saying 'aye'. Motion carried 5-0.

- B. Water Plant Road Rezoning** – Chairman David Taylor stated now we have the issue of rezoning from Recreation Conservation (RC) to Low Density Residential (LDR). Member Rick Park asked what is the size of the area you want rezoned? Travis stated two acres. Commissioner Aaron Haines made a motion to approve rezoning a two-acre area on Water Plant Road from RC to LDR so Travis Bobik can build a single-family dwelling on it as presented; seconded by Vice-Chairman Ed Richards. Motion carried 5-0. Commissioner Aaron Haines stated it has available water and sewer.

**UNFINISHED BUSINESS:**

None

**OFFICIAL REPORTS & CORRESPONDENCE:**

None

**ADJOURNMENT:**

Member Rick Park made a motion to adjourn at 5:20 P.M.; seconded by Vice-Chairman Ed Richards. Motion carried 5-0.