

MINUTES
BROOKVILLE BOROUGH PLANNING COMMISSION
Wednesday, October 12, 2022 @ 5:00 P.M.

The Brookville Borough Planning Commission met on Wednesday, October 12, 2022 at 5:00 P.M. in Council Chambers with the following in attendance:

MEMBERS

David Taylor
Dr. Ed Richards
Rick Park
Arthur McKinley

STAFF

Zoning Officer Joe Kelsch
Recorder Christine Gunning

VISITORS

Paul Pysh
Blair Hindman

CALL TO ORDER:

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

CORRECTIONS/APPROVAL OF MINUTES:

Member Rick Park moved to approve the minutes of the August 10th Planning Commission meeting as submitted; seconded by Vice-Chairman Ed Richards. Motion carried 4-0.

PUBLIC COMMENT:

None

NEW BUSINESS:

- A. **Subdivision Plans – Paul Pysh – Deer Run** – Paul Pysh stated some of you already know all about this, because this will be our fifth time here. Paul Pysh stated the project we are talking about is directly across from the Brookville Area High School, and it was the original Matson farm. Paul Pysh stated his wife, Becky, wanted to get it developed shortly after they purchased it, so they had Jack Dickie draw up these plans. Paul Pysh stated in 2005 he got with Johnson Engineering in Indiana and they redid the plans. Paul Pysh stated it was revisited back in 2008, and that all went flat for reasons he cannot even remember. Looking at the plans, Paul Pysh stated you can see lot two here, and we want to sell residential lots there. Paul Pysh stated in 2005 they had the retention basin underground and the Department of Environmental Protection (DEP) said no, and that it was unprecedented. Paul Pysh stated the Borough dug a big trench that diverts the water into the drains that go under the road. After some discussion, Member Arthur McKinley stated he will start off by saying the town needs housing, and asked will this be housing? Paul Pysh stated yes. Paul Pysh stated a sound barrier will be placed along the entire property. Member Arthur McKinley asked your entrances to Jenks Street are not changing, right? Paul Pysh stated right. Member Arthur McKinley stated so all Gwin, Dobson, and Foreman has to look at is the size of the lots, and the road system, which does not affect Jenks Street, so it seems pretty straight forward. After some discussion, Member Arthur

McKinley made a motion to recommend the approval of the Deer Run Subdivision to Brookville Borough Council subject to the review and approval of the Borough engineer; seconded by Vice-Chairman Ed Richards. Motion carried 4-0. Chairman David Taylor stated we definitely need more space for housing. Chairman David Taylor stated this will go to Brookville Borough Council at the first meeting in November.

- B. Subdivision Plans – Blair Hindman** – Blair Hindman stated he purchased a triple lot with a home on Thompson Street Extension. Vice-Chairman Ed Richards asked where is Thompson Street and Hawthorne Street? Chairman David Taylor stated up off of South Main Street, going toward the hospital. Blair Hindman stated there was a triple lot on this property that he purchased earlier this year. Blair Hindman stated it does have lots, as he understands, that are big enough to build on. Blair Hindman stated in addition to this dwelling, you could put two dwellings. Blair Hindman stated he looked at that property, and in his personal opinion, he does not like lots that are sixty feet by one hundred and fifty feet. Blair Hindman stated he had Dan Moore do a survey, and make the three, which is basically point six two acres into two bigger lots; one is a third of an acre, and one is point three two acres. Blair Hindman stated there are two lots; lot one is ninety-eight point six five feet wide by one hundred and fifty feet, and lot two is ninety-three point eight five feet by one hundred and fifty feet. Blair Hindman stated what we did was take three smaller lots and made them two nice, big lots. Blair Hindman stated there are no street issues, and there are no proposed buildings of any kind. Blair Hindman stated they are just making three lots into two. After some discussion, Chairman David Taylor asked Zoning Officer Joe Kelsch if they need to have anything on the record in terms of the Brookville Municipal Authority looking at this. Zoning Officer Joe Kelsch stated he talked to Solicitor Jim Dennison, and he has no problem with this. Vice-Chairman Ed Richards made a motion to approve Blair Hindman's subdivision plans, turning three lots into two; seconded by Member Rick Park. Motion carried 4-0.

UNFINISHED BUSINESS:

None

OFFICIAL REPORTS & CORRESPONDENCE:

None

ADJOURNMENT:

Vice-Chairman Ed Richards made a motion to adjourn at 5:45 P.M.; seconded by Member Rick Park. Motion carried 4-0.