

MINUTES
BROOKVILLE BOROUGH PLANNING COMMISSION

Monday, February 10, 2014 @ 6:00 P.M.

The Brookville Borough Planning Commission met on Monday, February 10th at 6:00 P.M. in Council Chambers with the following in attendance:

MEMBERS

William Kutz
Dr. Ed Richards
Rick Park
Bob Radaker

STAFF

Charles Gable – Borough Manager
Emerson Turnbull -
Code Enforcement Officer
Christine Gunning - Recorder

VISITORS

Linda Slater
Mark Lauer
Eric Mikusak

CALL TO ORDER:

Chairman Kutz called the meeting to order at 6:00 P.M.

CORRECTIONS/APPROVAL OF MINUTES:

Member Park moved to approve the minutes of the January 13th Planning Commission meeting as submitted; seconded by Member Radaker. Motion carried 4-0.

CHAIR REPORT:

None

PUBLIC COMMENT:

A. **Linda Slater – Miller Welding** – Brookville resident Linda Slater stated she was concerned about her property by Miller Welding. Linda Slater asked what it means when an area is zoned Office Commercial. Code Enforcement Officer Turnbull stated Office Commercial allows for professional office space and any activities associated with the office space in that specific zoning area. Linda Slater asked if that meant Miller Welding cannot move into someplace that it isn't already. Code Enforcement Officer Turnbull stated that at this time that is what it means. Code Enforcement Officer Turnbull stated it could change if the zoning ordinance changed, but that changing the zoning ordinance would involved a long process that could take years. Linda Slater stated she did not want Miller Welding to move closer to her property because she was concerned about the noise.

DEVELOPMENT PLANS:

A. **Clarion Federal Credit Union** – Mark Lauer, Chief Executive Officer at the Clarion Federal Credit Union, stated the Credit Union is requesting that Brookville Borough revise the approved plan for the Credit Union Office to be constructed on Allegheny Boulevard to include a driveway to connect at Waterford Pike. Mark Lauer stated the NPDES permit for construction will be submitted to the Jefferson County Conservation District. Vice Chairman Richards moved to accept the Clarion Federal Credit Union's revised plan for the

Credit Union Office to be constructed on Allegheny Boulevard to include a driveway to connect at Waterford Pike; seconded by Member Park. Motion carried 4-0.

COMMUNITY PLANNING:

- A. **SALDO Update** – Manager Gable stated there are deficiencies in our current SALDO Ordinance and it should be looked at. Manager Gable stated Nichols and Slagle Engineering reported it would cost a sizable fee to update the SALDO Ordinance. Manager Gable stated the Borough needs to look at the SALDO Ordinance and decide if they want to spend money on updating it. Chairman Kutz stated Nichols and Slagle Engineering should present their ideas regarding updating the SALDO Ordinance to Borough Council.

NEIGHBORHOOD PLANNING:

- A. **Eric Mikusak – In-Home Tacticle Gear Shop in LDR** – Brookville Resident Eric Mikusak stated he would like to partner with DSD Sports and start a business out of his house selling gear, holsters, lights, and vests. Manager Gable stated it is tough to operate a business in an area that is zoned low density residential because the business can't have a lot of signage or traffic coming through. Vice Chairman Richards moved to approve sending this to the Zoning Hearing Board; seconded by Member Park. Motion carried 4-0.
- B. **Dr. Boghean – Veterinary Hospital** – Code Enforcement and Zoning Officer Turnbull stated that Dr. Boghean will buy the old Kentucky Fried Chicken building on Allegheny Boulevard and make a veterinary hospital there.

OFFICIAL REPORTS:

- A. **Zoning Maps** – Code Enforcement and Zoning Officer Turnbull stated the Borough's zoning maps need updated.

UPCOMING MEETINGS:

Manager Gable stated the next Planning Commission meeting will be held on Monday, March 10, 2014 at 6:00 p.m.

ADJOURNMENT:

With no further business to be discussed, Member Radaker made a motion to adjourn at 6:30 p.m.; seconded by Chairman Kutz. Motion carried unanimously 4-0.

Borough Manager