

**MINUTES**  
**BROOKVILLE BOROUGH PLANNING COMMISSION**  
**Monday, April 13, 2015 @ 6:00 P.M.**

The Brookville Borough Planning Commission met on Monday, April 13<sup>th</sup> at 6:00 P.M. in Council Chambers with the following in attendance:

**MEMBERS**

**William Kutz**  
**Dr. Ed Richards**  
**Rick Park**  
**Bob Radaker**

**STAFF**

**Dana Shick – Borough Manager**  
**Emerson Turnbull – Zoning &  
Code Enforcement Officer**  
**Christine Gunning - Recorder**

**VISITORS**

**None**

**CALL TO ORDER:**

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

**ROLL CALL:**

Zoning & Code Enforcement Officer Emerson Turnbull stated Member Wayne Smith asked to be replaced on the Borough Planning Commission for personal reasons. Chairman Kutz stated he thinks the replacement needs to be approved by Borough Council. Chairman Kutz asked the Commission Members to think of names of possible replacements.

**NEW BOROUGH ENGINEER:**

Zoning & Code Enforcement Officer Emerson Turnbull reported Borough Council voted to change the Borough Engineer to Gwin, Dobson, and Foreman at the last Borough Council meeting. Manager Shick stated the Borough received four proposals from engineering firms, and Gwin, Dobson, and Foreman is the most up-to-speed, especially with storm water issues. Zoning & Code Enforcement Officer Turnbull stated Gwin, Dobson, and Foreman will not be at every meeting, only as needed.

**CORRECTIONS/APPROVAL OF MINUTES:**

Vice-Chairman Richards moved to approve the minutes of the June 9, 2014 Planning Commission meeting; seconded by Member Park. Motion carried 4-0.

**CHAIR REPORT:**

None

**PUBLIC COMMENT:**

None

**DEVELOPMENT PLANS:**

- A. **Motel 6** – Zoning & Code Enforcement Officer Emerson Turnbull stated the owner of the Motel 6 had been making good progress, but then in December he stopped paying his people and hasn't paid the water bill for that property either. Zoning & Code Enforcement Officer Turnbull stated he told the owner there were incidents of people going over the fence at the property and leaving lights

on, and the owner said he would take care of it and send us a check for his water bill, but we haven't heard from the owner or received any payment from him. Zoning & Code Enforcement Officer Turnbull stated he thinks the roof leaks and causes water damage inside the building. Chairman Kutz stated maybe the owner will sell the property.

- B. **Clarion Federal Credit Union Update** – Zoning & Code Enforcement Officer Emerson Turnbull reported they had quite a delay because their engineer failed to provide adequate storm water plans to our engineer. Zoning & Code Enforcement Officer Turnbull stated they sent the storm water plans to our engineer, and the plans are now acceptable. Zoning & Code Enforcement Officer Turnbull reported this project is moving forward again.
- C. **School Admin. Building** – Zoning & Code Enforcement Officer Emerson Turnbull reported the YMCA is leasing the Admin. Building from the Borough for a pre-kindergarten type school. Zoning & Code Enforcement Officer Turnbull stated they are having discussions regarding the roof. Manager Shick reported the YMCA will take over the general maintenance of the Admin. Building.
- D. **Subdivision on Maple Street** – Zoning & Code Enforcement Officer Turnbull reported a subdivision is coming up over on Maple Street. Zoning & Code Enforcement Officer Turnbull stated a man has a property with two houses on it, and he might split the land and sell them separately. Zoning & Code Enforcement Officer Turnbull stated that might not meet the land use for that kind of a subdivision. Zoning & Code Enforcement Officer Turnbull stated they are just in the process of getting the zoning permits now

#### **COMMUNITY PLANNING:**

None

#### **NEIGHBORHOOD PLANNING:**

- A. **Need to Update Zoning Map** – Zoning & Code Enforcement Officer Emerson Turnbull reported the zoning map needs updated. Zoning & Code Enforcement Officer Turnbull stated a private garage is being built in a zone that is currently low density residential (LDR) on South White Street, and it should be zoned commercial. Zoning & Code Enforcement Officer Turnbull stated Brookville Glove's office is zoned commercial, and it should be zoned light industry. Zoning & Code Enforcement Officer Turnbull stated he would like to go back to the zoning map prior to the one we are using now. Chairman Kutz asked what everyone thought about this. Member Radaker stated we should either change the new zoning map, or go back to using the old zoning map. Zoning & Code Enforcement Officer Turnbull stated we could go back to using the old zoning map and add it to Freedom. Vice-Chairman Richards stated Borough Council would have to approve going back to using the old zoning map. After some discussion, Zoning & Code Enforcement Officer Turnbull stated he would like to change the current zoning map. Member Park asked Zoning & Code Enforcement Officer Turnbull which map would require less revisions, and Officer Turnbull stated the old map would be the way to go. Member Radaker

stated the new zoning map is more user friendly. Zoning & Code Enforcement Officer Turnbull stated the commission needs to get Solicitor Dennison's input. Chairman Kutz stated at the next Planning Commission meeting we need to have both zoning maps, and Zoning & Code Enforcement Officer Turnbull's recommendations of changes marked. After more discussion, Chairman Kutz recommended that Zoning & Code Enforcement Officer Turnbull make a list of changes, and ask Borough Engineering Firm Gwin, Dobson, and Foreman to come here. Zoning & Code Enforcement Officer Turnbull stated he will put the good parts of the old map on the new map. Vice-Chairman Richards moved for Zoning & Code Enforcement Officer Turnbull and Solicitor Dennison to sit down and figure out what needs to be revised, bring it back to the next meeting, and we will consider the revisions; seconded by Member Radaker. Motion carried 4-0. Member Park asked Zoning & Code Enforcement Officer Turnbull when they changed from the old zoning map to the new zoning map, and Officer Turnbull stated it was about 12 years ago.

**OFFICIAL REPORTS:**

None

**UPCOMING MEETINGS:**

Manager Shick stated the next Planning Commission meeting is scheduled for Monday, May 11, 2015 at 6:00 p.m.

**ADJOURNMENT:**

With no further business to be discussed, Member Radaker made a motion to adjourn at 6:25 p.m.; seconded by Member Park. Motion carried unanimously 4-0.

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Borough Manager