

**NEWVILLE BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
FEBRUARY 15, 2013 AT 7:30PM**

The regular monthly meeting of the Newville Borough Planning Commission was held on February 15, 2013 at 7:30PM in the Newville Borough Office, 4 West Street, Newville, Pennsylvania. The meeting was called to order at 7:30PM by Chairman Kevin Guistwite. On roll call, the following members were present: Steven Bogash, William Hibbitts, James McNally, Robert S. Over, Edward Sinkovitz, Karl Smith, and Kevin Guistwite. Also present were Solicitor Matthew McKnight and Borough Manager Fred Potzer. Visitor: Jeff Kelly, AICP, Deputy Executive Director, Cumberland County Planning Commission.

Minutes: The minutes of the January 9, 2013 regular monthly meeting were approved on a motion of Mr. Sinkovitz, seconded by Mr. Hibbitts. All were in favor. Motion was passed with seven (7) affirmative and zero (0) negatives.

Citizen Comments: There were no citizen comments.

Old Business: None.

New Business: Jeff Kelly, Deputy Executive Director of the Cumberland County Planning Commission was present to discuss several objectives that have been established by the Planning Commission:

Proposed Wind & Solar Powered Device Regulations: *Solicitor Matthew McKnight presented a summary of regulations proposed by the Cumberland County Planning Commission. Mr. Kelly noted there are approximately 10 municipalities throughout the county that have adopted solar and wind powered regulations. Mr. Kelly suggested the regulations may be in the form of a stand-alone ordinance, or as an amendment to an existing zoning code. Members questioned building regulations for both devices. It was noted that the Uniform Construction Code (UCC) may include regulation governing solar and wind powered devices. Regarding wood fired outdoor boilers, Mr. Kelly stated concerns relate primarily to the storage of firewood, the type of fuel source such as pellets and in some instances, wooden pallets. The furnaces usually do not present a problem if they are installed to manufacturer specifications. As an amendment to the zoning ordinance, most municipalities treat solar, wind powered and wood burning devices as accessory structures.*

Mr. Kelly offered to provide ordinance drafts for each of the three devices in time for the next meeting.

Zoning on South High Street: *Members discussed the commercial development of South High Street from Liberty Avenue to Vine Street, noting in particular the number of medical facilities in this area. Mr. Potzer explained a Carlisle physician would like to establish a digital imaging center to augment the services already provided by the Graham Medical Center. Members also discussed proactive measures that would enable Graham Medical Center to expand in the future. Noting that Newville Borough Ordinance 2004-04 has enacted extremely restrictive parking regulations for medical facilities, Mr. Bogash suggested an amendment of this ordinance to lessen the existing parking requirements. It was concluded by the members that the present regulations which require one (1) space for every 200 s.f. of patient care area should be amended to require one (1) space for every 400 s.f. of patient care area. Mr. McNally suggested that shared parking resources with adjoining commercial establishments also be explored.*

Mr. Kelly will consult other municipal zoning ordinances and will provide suggestions as to the appropriate amendment of the parking ordinance.

Demolition Regulations: *Members discussed with Mr. Kelly the need to amend the Newville Borough Zoning Ordinance to provide stricter regulations regarding the demolition of existing structures. Mr. Kelly conceded that few zoning ordinances contain extensive regulations regarding the demolition of existing structures. Mr. Bogash suggested a demolition plan be presented to the Planning Commission on a case by case basis. The Planning Commission will evaluate the plan based upon such factors as dust and debris control, noise, storage and removal demolition materials. A Zoning Permit will still be required to demolish a structure. Mr. Kelly will research other zoning ordinances for regulations. The members favored Mr. Bogash's suggestion to require a detailed demolition plan.*

Preparation of a New Zoning Map: *Mr. Hibbitts requested a new Zoning Map showing recent amendments, large enough to be displayed in the meeting room. Mr. Kelly suggested this request would not be a problem.*

Correspondence: None.

Zoning Officer's Report: The Zoning Officer's report for the month of January, 2013 was accepted as presented.

Adjournment: There being no further business to come before the Newville Borough Planning Commission, the meeting was adjourned at 8:30PM on a motion of Mr. Bogash, seconded by Mr. McNally.

The next meeting of the Newville Borough Planning Commission will be held on March 13, 2013 at 7:30PM in the Borough Office.

MINUTES RECORDED BY:

FRED A. POTZER
Borough Manager/Secretary