

Borough of Susquehanna Depot
Minutes: November 29, 2016

Present: Susan Crawford, John Hendrickson, Barbara Larsen, Roy Williams, Joseph Varsik, Deborah Zayas

Attendees: Lillian T. Senko, Codes Administrator

Absent: Dana Rockwell

Guests: Carson Helfrich

MOTION: By Roy Williams; seconded by Deborah Zayas to approve the agenda. All in favor, motion carried.

MOTION: By John Hendrickson to advertise Ordinance repealing Ordinance Number 457; Deborah Zayas seconded the motion. All in favor, motion carried.

Zoning Ordinance Review:

The review started at the point Council left off from the previous meeting on October 24th, Article V, General Standards.

Section 504.4 – Roy Williams wanted to confirm the problem the Borough was facing with residents parking between the sidewalk and the street would be addressed in the Ordinance. Mr. Helfrich stated they would add “Borough” to this paragraph after “except in” in the first sentence.

Section 504.6 – Council reviewed the specifics of the parking requirements, and Roy Williams asked if problems arise, there could be questions about existing requirements. Carson Helfrich said this does not apply to existing conditions.

Section 504.8 – Mr. Helfrich said much of the language came from Council’s former Ordinance, and asked if there have been any problems. Roy Williams said it hasn’t been an issue. Mr. Helfrich replied if there hasn’t been any issue it’s ok the way it is. He said if there is an issue, a variance can be justified.

Section 506.1 – Mr. Helfrich stated fifteen feet may be too much considering the lot sizes in the Borough. Roy Williams said five feet wouldn’t be enough, and suggested he change it to ten feet.

Section 506.2 – Deborah Zayas pointed out a typo, should be “shall” not “shad”.

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Section 506.6 – Mr. Helfrich said this section may be a little too in-depth for the Borough, and he would be able to apply a simpler version. President Varsik said not to over complicate it, and a simpler one would be best.

Section 507.1 – Mr. Helfrich said Council could not prohibit certain undesirable businesses to open; they can't regulate the conduct only the findings. Section C, Mr. Helfrich asked if two hundred feet was enough, President Varsik, and Roy Williams both said it would work since it would be in the Industrial/Recreational area.

Section 507.2 – A very lively discussion was held with members of Council on what should and should not be allowed in the Borough. It was decided livestock would not be permitted in the Borough, the following sections can be eliminated: 507.2 (B) Animal Husbandry, Commercial 507.2 (D) Concentrated Animal Feeding Operations, and 507.2 (E) Animal Husbandry, Home Use.

Section 507.2 – Part 2 (b) Ten was reduced to six total animals. (c) and (d) were both eliminated. Part 3: Language changed to all animals confined to owner's property. In this Section "no roosters" will be added.

Section 507.4 – Mr. Helfrich informed Council he will speak with their Solicitor to see if it would be acceptable to remove this section.

Section 507.6 – Sections B and C will be eliminated since no livestock is allowed in the Borough.

Section 507.10 – Section will be eliminated since there is no public transportation.

Section 507.15 – Mr. Helfrich said technology is changing, and cell towers are being placed in different locations. He stated they are regulated by the Federal Government and Communities can not restrict them. Mr. Helfrich said Council can request engineering plans on the proposed site.

Section 507.17 – Section will be eliminated

Section 507.19 – Section A will be eliminated

Section 507.23 – Section B (1) fifty (50) feet will be reduced to twenty (20) feet. This section is regulated under State and Federal regulations.

Section 507.29 – Section A. Remove the following: Property Lines, Road rights-of way – Two hundred (200) feet to adjoining properties and public road rights-of-way.

Section 507.30 – Council and Mr. Helfrich determined it was best to take out the parcel size and just rely on setbacks. Remove number 1; number 2 remove all language after "from property lines"; number 3 change from two hundred (200) feet to fifty (50) feet.

Section 507.33 – Section C, (2) – Mr. Helfrich will follow up on this one with the Solicitor.

Section 507.40 – Mr. Helfrich will speak with the Solicitor to see if they could prohibit Race Tracks.

Section 507.43 – Mr. Helfrich asked if the Borough had a Firearm Ordinance, if so this section could be eliminated. Council members stated they did.

Section 507.45 – Section C, (3) – Roy Williams stated a fence “shall” be required instead of “may” be required should be the language. Mr. Helfrich said he would change it, and it would be the same type of fence as the junk yard.

Section 507.46 – Section C, (a) – Change from two hundred fifty (250) to seventy-five (75) feet. Section C, (b) – change from five hundred (500) to two hundred (200) feet.

Section 507.48 – Section B (1) – Change to Industrial.

Section 507.49 – Section B (1) – Change from three hundred (300) to fifty (50) feet.

Section 507.50 – Section A – Change from one hundred (100) to fifty (50) feet. Section B – Change from fifty (50) to twenty-five (25) feet.

Section 508.3 – Mr. Helfrich asked if the Borough had a Flood Plain Ordinance, Council replied they did. Mr. Helfrich stated they would be able to rely on their Flood Plain Ordinance for this section.

Mr. Helfrich said they would continue with Article VI at the next meeting. It was determined by Council the next meeting would be Monday evening, January 23, 2017 at five o’clock.

Council President Varsik said they would be reviewing a revised Parking Winter Ordinance since some problems arose during the snow storm November 19th through the 21st. Roy Williams said it was a mess. Cars were not moved and it was really hard for the Borough employees to plow over a foot of snow around the vehicles. He said the Police did not aid them in having the cars moved, and stated they couldn’t enforce the Ordinance because a storm advisory, watch or warning was not issued.

Sue Crawford said it was a lack of professionalism, and an unwillingness to work with them by not responding to their request for help; documentation should be noted of this occurrence. She suggested a non response letter be sent to the Police from Council about them not doing their job.

Barbara Larsen said it shouldn’t have mattered whether or not the residents heard a warning; all they had to do was look out their window. She said some spots had over four feet with the drifts.

Roy Williams said it was hard enough to plow in those conditions; the men worked long hours and just as they were completing the job, someone would move their car and they would have to go back and plow.

President Varsik said he was informed citations were issued, but the residents quoted the Ordinance only states when a winter storm advisory, watch, or warning is issued they have to move their car.

Council reviewed the proposed ordinance, and made some suggestions for change. Roy Williams said the signs in the Borough state: November 15th to April 15th, and suggested these dates be cited in the Ordinance to maintain consistency. Another suggestion was to add \$100.00 for every subsequent offense, in the second sentence after \$50.00 for the first offense. Final suggestion was to add to the second sentence of the second paragraph after “to tow without notice”, at owners expense.

John Hendrickson motioned to advertise the Ordinance to repeal Ordinance Number 457 with the changes mentioned; Deborah Zayas second the motion. All in favor, motion carried.

Meeting Adjourned 7:02 p.m.

Respectfully Submitted,

Lillian T. Senko
Codes Administrator