

Planning Commission Meeting  
September 6, 2023  
6:00pm  
Council Chambers

The meeting was called to order at 6:00pm

Present were Commission Members Brent Boyer, Alan Bowman, and Dana Bellis.

Also present was Borough Manager James Whitall and Gerard Duke from the Tri-County Planning Commission. Codes Officer Karen Brown was in attendance via conference call.

The Commission then discussed an Historic Overlay to the Zoning Map. Ms. Brown stated that the Zoning Ordinance could be amended to include certain blocks, structures, and building materials to maintain the historic aesthetic that the Borough is looking to preserve. Mr. Duke noted that a Historic District offers protections for older buildings that zoning regulations would not. Mr. Bellis commented that insurance companies are reluctant to cover homes that have restrictions on building materials since it can drive up cost of replacement. This could leave buildings vacant and have a negative effect.

The Commission discussed short-term rentals in town. Mr. Bowman suggested regulating them like other rentals and require the Property Owner to register the unit and provide a floor plan. He stated that during conversations with the Fire Chief, concerns were raised over knowing the layout of buildings with multiple units that were originally single-family dwellings and how that could affect a rescue.

The Commission revisited the discussion about stones being used to replace the grass between the curb and sidewalk and recommends keeping grass between the curb and sidewalk instead of allowing stone.

Codes/Zoning Officer Karen Brown left the meeting.

A motion was made by Mr. Dana Bellis to communicate to Borough Council that the Commission does not feel an Historic overlay would be beneficial at this point in the Town's history but does recommend having it addressed in a Revitalization Study/Plan if possible. The Commission further recommends that Borough Council move forward with a Revitalization Study/Plan. Second by Mr. Alan Bowman. Motion passed unanimously.

A motion was made by Mr. Dana Bellis to recommend to Council that an Ordinance to register and report on short-term rentals be drafted. The Commission would be willing to draft the ordinance if Borough Council agrees. Second by Mr. Alan Bowman. Motion passed unanimously.

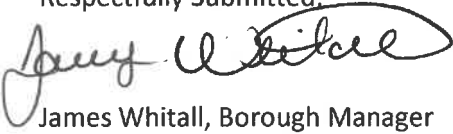
A motion was made by Mr. Alan Bowman to notify Borough Council of the decision to keep grass between the curb and sidewalk and not to allow stone to be placed in that area, property owners who had previously placed stone should be grandfathered and allowed to keep it. Second by Mr. Dana Bellis. Motion passed unanimously.

Minutes from the August 6th meeting were approved unanimously. Motion by Mr. Alan Bowman, 2<sup>nd</sup> by Mr. Dana Bellis.

With the business being completed, Mr. Dana Bellis made a motion to adjourn the next meeting being October 4th, 2023. Second by Mr. Alan Bowman. Motion passed.

The meeting ended at 7:07 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "James Whitall". The signature is written in black ink and is positioned above the printed name.

James Whitall, Borough Manager