

Meeting
Borough Hall, Mercersburg, PA
February 13, 2023
MINUTES

Council President Dusty Stoner call the meeting to order at 7:00 PM

Councilpersons present: Dusty Stoner, Tom Heefner, Raymond Minton, Joe Burkot, Paul Sipes
Jacob Morgan, Melissa Price, Solicitor – Steve Coccoese

Absent: N/A Anthony Frisby, Mayor Michael Pedersen

Guest/Press Presents - Rachel Reznick, Tree Zuzzio, Joe Creighton, Lisa Minton, Preston Spahr,
David Moore

**Motion to move New Business (A) Pa Dept of Community & Economic Development to the beginning
the meeting was made by Tom Heefner, 2nd by Raymond Minton - All Favored – Motion Carried.**

Public Comment –

*Preston Spahr introduced Tree Zuzzio & Rachael Reznick from the Pa Community & Economic
Development to discuss the Comprehensive Planning Process, this process would fulfill the charter of
the MVSC.*

*The MPC defines a “County Comprehensive Plan” as “a land use and growth management.
plan prepared by the county planning commission and adopted by the county commissioners which.
establishes broad goals and criteria for municipalities to use in preparation of their comprehensive plan.
and land use regulation.” A multimunicipal plan is defined as “a plan developed by any number of
contiguous municipalities, including a joint municipal plan as authorized by this act.” A “Specific Plan” is.
a means to expedite development approval by giving municipalities the authority to adopt a plan for the
systematic implementation of a generally consistent comprehensive plan for any nonresidential area.*

*All comprehensive plans are subject to the following four common criteria: 1) contain basic plan
elements set forth in Section 301(a); 2) contain a plan for the reliable supply of water, considering
current and future water resources availability; 3) be reviewed every 10
years, and 4) “...identify those areas where growth and development will occur so that a full range of
public infrastructure, including sewer, water, highways, police and fire protection, public schools, parks
open space and other services can be adequately planned and provided as needed to accommodate
growth.*

County comprehensive plans have an additional set of requirements. MPC Section 301 (7) requires a county plan to: (i) Identify land uses as they relate to important natural resources and appropriate utilization of existing minerals. (ii) Identify current and proposed land use which have a regional impact and significance, such as large shopping centers, major industrial parks, mines and related activities, office parks, storage facilities, large residential developments, regional entertainment and recreational complexes, hospitals, airports and port facilities. (iii) Identify a plan for the preservation and enhancement of prime agricultural land and encourage the compatibility of land use regulation with existing agricultural operations. (iv) Identify a plan for historic preservation. In addition, counties are required to update the comprehensive plan every ten years. Whereas municipal and multimunicipal plans are to be reviewed at least every 10 years and at that time sent to contiguous municipalities for review and comment. As municipal and multimunicipal plan, are sent for review, copies should be sent to the Governor's Center for Local Government Services for informational purposes. The MPC encourages municipalities to adopt municipal or multimunicipal comprehensive plans that are generally consistent are to be generally consistent with the adopted county comprehensive plan. To achieve general consistency, two or more contiguous municipalities can request a county to amend its plan. The county must accept the requested amendment unless good cause is given to refuse the request.

Community Development Goals and Objectives Local goals, objectives and policies represent an important part of the plan document. Community development goals and objectives are a required section of any zoning ordinance; you must have them to implement any type of zoning program. They are developed primarily on the basis of the constraints, problems, and opportunities, needs and assumptions made about the future in the background studies. The goals and objectives should be prioritized because there is competition for future use of land and resources are dwindling. Developers and even municipal officials will often dismiss the plan's community development goals and objectives as meaningless rhetoric or idealistic jargon. While it may be true that some statements of goals and objectives may be too idealistic and/or altruistic, the importance cannot be overstated. In addition to being a statutory requirement, they are not only supposed to guide the policy decisions made in the development of the plan, but also may be closely examined by the courts for intent should land use decisions be challenged.

Statements constituting the community goals and objectives should be clearly and concisely articulated, because they serve as guides for the decision-making process. They are to be as specific as possible and be unique to each community. Goals and objectives should not be cloned from another municipality, nor should they be drafted without thought and discussion. These statements are the basis for and justify regulations governing the future growth and development of your community. Goals or objectives that violate constitutional rights are unconstitutional. Statements articulating goals or objectives that violate either state or federal statutes are illegal and will be struck down when challenged. The court system will not tolerate discrimination. Goals or objectives, whether at face value or by defacto effect, that are exclusionary, unduly restrictive or unconstitutional once challenged will be found invalid

Innovation in Planning – The Implementable Comprehensive Plan As previously mentioned, both county and municipal comprehensive plans must meet the MPC requirements relating to referencing required topics. That being said, a municipality creating a comprehensive plan is not strictly bound by the recommendations and format of the traditional planning approach found above. Planning is ultimately about creating a roadmap for not only those actively involved in the day-to-day workings of municipal

government but also those who participate in the development of a place. These individuals are ordinary citizens who may be part of associations or civic organizations. Despite a lack of technical knowledge in planning, the individuals will play a crucial role in the implementation and formulation of a comprehensive plan. The implementable comprehensive plan approach is based upon the presupposition that a comprehensive plan should be as understandable and immediately accessible to the general populace as possible. Simply, what good is a map if one can't read it?

Conclusion Planning for the future growth and development of the community is the responsibility of the governing body and the planning agency. The comprehensive plan is the first step taken to rationally carry out this responsibility. The planning commission generally prepares it with input from the local citizenry. Following its adoption, the governing body has a sound footing upon which to base the plan implementation activities, i.e. adoption of land use ordinances. The comprehensive plan is a document prepared to assist in the determination of future growth and development policies. It contains sections or studies performed on various aspects of the community, community development goals and objectives, and plans for future land uses. It is officially adopted by the governing body of a municipality, and is implemented to a large extent by zoning and by subdivision and land development ordinances. The plan must be periodically reviewed and updated and must have the understanding and cooperation of the citizenry, the planning commission and the governing body.

Minutes – MOTION: To accept the January 9, by Tom Heefner, 2nd by Raymond Minton, All Favored – Motion Carried.

Treasures Report/Bills Payable – Motion to approve the Treasurer’s Report for December 31, 2022, by Raymond Minton, 2nd by Tom Heefner, All Favored – Motion Carried.

Treasures Report/Bills Payable - Motion to approve the Treasurer’s Report for January 31, 2023, by Raymond Minton, 2nd by Jacob Morgan, All Favored – Motion Carried.

Mayor’s Report: - N/A

Police Report – Attached

No Solicitor’s Report N/A

Public Works Report – Attached

Borough Manager Report –

Mercersburg Street Lights – 18 Street Lights were repaired within the Borough, I keep a revised list on the Borough Website for any Streetlight outage residents can please contact the Borough. The Public Works Department did a great job trimming trees and cleaning up the walking trail. Currently in process of contacting the following Navigation systems Google Maps, Waze, Uber Tom Tom Map Share, Garmin, MapQuest. Etc... to enforce our “Borough Ordinance 1-37” to stop the truck Traffic down the side streets – Mercer, W. California, W. Seminary streets. Reminder: I will need the Statement of Financial Interest for the State Ethics Commission from the Council and Authorities.

Last week – Street Committee, I know we discussed this in our November 23, 2022, meeting, I had the pleasure of walking with a resident on Oregon Street & Park Street, to get an idea of the Sidewalk that need repaired and that are not handicap accessible, I started a list of several properties that have sidewalk issues. Scheduled Certified Parking Meter Inspector for “Glen Wingert” “Ryan Riley” and myself for Wednesday, February 15, 2023 @ 11:00 am. I mailed the stopwatches to be calibrated. Need to Update and Advertise for Vacancy seats for “Planning & Zoning.”

Committee Reports

Act 537 – No Meeting

Finance – TBA

Fire Board- NA

HARB- Revised Application

Personnel- NA

Planning-NA

Property- NA

Police/Safety- NA

Streets – NA

Zoning Hearing Board- NA

Council moved into Old Business –

Borough Secretary Position will begin on Monday, March 20, 2023

Council moved to New Business:

Motion to appoint Melissa Price as Representative of the Franklin County Area Tax Board for the 2023 calendar year, and Jacob Morgan as the Alternate, by Tom Heefner, 2nd by Raymond Minton – All Favored – Motion Carried.

Discussion was held regarding Addressing Agreement Policy to be tabled until the next Council Meeting, Monday, March 13, 2023. No Motion or votes were made.

Motion to accept the resignation of Jacob Foster(Public Works Dept) was made by Tom Heefner, 2nd by Raymond Minton, All Ayes – Motion Carried.

Motion to hire Ryan Riley for Public Works Dept @ \$20.00 an hour was made by Raymond Minton, 2nd by Tom Heefner, All Ayes – Motion Carried.

Ryan Computer – Quote -New Server & Installation to be moved to the Property Meeting.

Sell the Ford Ranger to repair the F-350 – needs to be put out for bid –

Motion to have Borough Manage put out a bid to advertisement the Ford Ranger, was made by Raymond Minton, 2nd by Paul Sipes – All Favored – Motion Carried.

Motion to Approve Black Balloon Day on March 06, 2023, was made by Raymond Minton, 2nd by Paul Sipes, All Ayes – Motion Carried

Motion to Approve Mayor Michael Pedersen & Tom Heefner to the Fire Board 2023 – Resolution 01-23 was made by Paul Sipes, 2nd by Raymond Minton, All Ayes – Motion Carried.

Confirm Meetings

- A. COUNCIL: 03.13.23 @ 7pm
- B. FINANCE: TBA
- C. FIRE BOARD: TBA
- D. HARB: 03.07.23 @7pm
- E. NOMINATING: TBA
- F. PERSONNEL: 02.20.23 @7pm
- G. PLANNING: TBA
- H. PROPERTY: 03.01.23
- I. SEWER: 03.09.23 @ 7pm
- J. WATER: 02.16.23 @ 7 pm
- K. STREETS: 02.22.23 @ 7pm
- L. ZHB – TBA

Request to go into Executive Session @8:38pm for personnel matters, with possible action to me taken.

Resumed Council Meeting @ 9:08pm

Motion to hire George Webber @ \$15.00 an hour not to exceed 8 hours in a pay period for administrative work, and to monitor and apply parking violations was made by Paul Sipes, 2nd by Tom Heefner, 3 ayes – 2 nays – Motion Carried.

Motion for Adjournment made by Raymond Minton ,2nd by Tom Heefner, All Ayes, Motion Carried.

These meeting minutes have been transcribed and respectfully submitted for approval by Melissa Price with the use of her meeting notes and audio recording.

Date approved: 3-13-23 Motion: Raymond Minton Second: _

Paul Sipes

Melissa Price

