

**New Britain Borough
Planning Commission
January 19, 2016**

All Planning Commission members were present with the exception of Mr. Karl Dieterichs. Also present was Mr. Sam Bryant, Mr. Mark Hintenlang and Mayor David Holewinski.

Mr. Sam Bryant stated there will be an election of officers which includes the nomination of a Chairman and a Vice Chairman. After a short discussion it was determined that Mr. Michael Stanislaw volunteered to be named Chairman. Mr. Michael Parke made a motion to nominate Mr. Stanislaw, seconded by Mr. Richard Eggleston and approved.

Mr. Karl Dieterichs had previously stated that he would be interested in becoming Vice Chairman. Mr. Richard Eggleston made a motion to nominate Mr. Dieterichs as Vice President, seconded by Mr. Bob Binkley and approved.

Minutes of November 17, 2015: Mr. Richard Moxey made a motion to approve the minutes, seconded by Mr. Michael Parke and approved.

New Business:

- A. **Planning Commission Organization Ordinance Review:** According to Ordinance #93-259 the Planning Commission may have the Mayor as a member as determined by Mr. Michael Goodwin, the Borough's previous solicitor. Mr. Michael Savona stated that according to code, the Mayor cannot be a member. Mr. Michael Parke made a motion to amend the Ordinance to recommend to Council that the Mayor may be a member of the Planning Commission, seconded by Mr. Bob Binkley and approved. Mr. Savona will write an amendment to the Ordinance. Mr. Michael Parke made a motion to accept the amendment to the Ordinance, seconded by Mr. Richard Moxey and approved.
- B. **Comprehensive Plan Status:** Mayor David Holewinski stated an updated Comprehensive Plan is due every 10 years and the next update will be due in 2017. He also stated the Comprehensive Plan will need the new Mixed Used Overlay Ordinance in order to be complete.
- C. **Main Street Project Status:** Mr. Sam Bryant stated the Borough has until June to complete the study plan. Progress of the Main Street Project will be discussed at the February Steering Committee meeting. Mr. David Holewinski stated Ms. Lynn Bush will have the presentation ready. The Planning Commission will finalized this in May and it will be adopted by Council at the June Council meeting.

There was a lengthy discussion between Commission members regarding specific aspects of the new Mixed Use Ordinance. This discussion included such items as setbacks, parking spaces, traffic flow, street lights, landscaping, walkability for residents and vision

of the final plans from County Builders. It was noted that Gilmore and Associates is working on a 3D rendering of the Mixed Use Overlay to give everyone a better idea of how the Butler Avenue Corridor “University Village” area might look once new construction starts taking place.

Old Business:

- A. **Consider Zoning Amendment Application from County Builders:** The revisions to the Mixed Use Overlay Ordinance which were discussed by Ms. Lynn Bush, the Planning Commission and County Builders will be reviewed.

Public Water Ordinance: Mr. Mark Hintenlang discussed updating the public water ordinance to require all new homes to hook up to public water which are within 150 feet of the line. Existing properties would be exempt. All residential developments with five or more properties would be require to do this. This would also place new fire hydrants where needed to service those new properties.

Mr. Richard Eggleston made a motion to recommend to Council to consider the changes as discussed to the public water ordinance, seconded by Mr. Michael Parke and approved.

Mr. Richard Eggleston made a motion to recommend to Council to consider advertising the Grading Ordinance, seconded by Mr. Michael Parke and approved.

Mr. Richard Moxey made a motion to adjourn, seconded by Mr. Michael Parke and the meeting adjourned at 8:56 pm.

Respectfully submitted,

Carrie Gamble