

Planning Commission
Meeting Minutes
December 19, 2017

The monthly meeting of the New Britain Planning Commission was called to order by Chairman Michael Stanislaw at 7:30 PM. Planning Commission members present were Dr. Michael Parke, Ms. Loren Frasco, Mr. Robert Binkley, Mr. David Holewinski, Mr. Karl Dieterichs, Mr. Richard Eggleston and Ms. Margaret Remmey. Also present were Mr. Sam Bryant, Mr. Mark Hintenlang, Mr. Kent Baird and Mr. Michael Italia.

Minutes of October 17, 2017: Mr. Holewinski made a motion to approve the Minutes of October 17, 2017. The motion was seconded by Ms. Frasco and was unanimously approved.

Minutes of November 21, 2017: Ms. Frasco made a motion to approve the Minutes of November 21, 2017. The motion was seconded by Mr. Eggleston and was unanimously approved.

Old Business:

Comprehensive Plan Update: Mr. Baird stated the Planning Commission should create an outline for the Comprehensive Plan and should keep it simple. He also stated it would be possible to have the Comprehensive Plan ready as early as spring.

Review of Omnibus Zoning Ordinance Update: Mr. Hintenlang reviewed the proposed changes to the ordinance. Mr. Binkley made a motion to recommend to Borough Council approval of the Omnibus Zoning Ordinance with changes as discussed. The motion was seconded by Ms. Remmey and was unanimously approved.

Residential Resale Use and Occupancy Permit: Mr. Italia stated the fee for this permit would be approximately \$75.00-\$100.00. Ms. Frasco asked Mr. Italia how a home inspection compares to a Use and Occupancy inspection. Mr. Italia stated the home inspection does not go by the UCC Building Code which is important to ensure the home is safe to live in. He also stated 8 lives have been lost in this area in just the past two weeks because of safety issue with basic safety measures such as installing smoke detectors, and utilizing radon and other types of detectors to save lives. Common sense measures can save lives.

Mr. Italia stated that 95% of Use and Occupancy inspections are fine. There is generally about only 5% when there are problems which need to be fixed.

Mr. Tony Coia is concerned about the ability for homeowners of older homes to sell their homes when things are old and not up to code. Mr. Stanislaw stated he is on board with the Use and Occupancy Permit but the current language will need to change. Mr. Italia stated he can rewrite the Ordinance and shorten the checklist based on specifications from the Planning Commission. He could make it a 10 point checklist.

Mr. Stanislaw made a motion to recommend to Council to modify the ordinance and to authorize staff and the Planning Commission to work on the modifications. The motion was seconded by Ms. Remmey and was unanimously approved.

Mr. Binkley made a motion to adjourn the meeting. The motion was seconded by Ms. Frasco and the meeting adjourned at 9:07 pm.

Respectfully submitted,

Carrie Gamble