

MONT ALTO BOROUGH COUNCIL MEETING

CALL TO ORDER – Council Vice President Dennis Monn called the Special meeting of October 16, 2007 of the Mont Alto Borough Council to order at 6:30 p.m.

ROLL CALL – Dennis Monn, Beverly Spicer, Rick Lee, Thomas Lowson, and Debra Lee present. M. Gossard absent.

BOROUGH STAFF – Patricia A. Kocek Borough Secretary
Patti Strite Borough Treasurer

VISITORS – Karen Smith & Reba Miller Re: Smith Subdivision
Richard St. Clair – Re: Corner lot 319 Verdier Street

SUBDIVISION PLANS AND RELATED ITEMS

Karen Smith Subdivision Park Street – M. Gossert reviewed the subdivision and submitted a Memo to Council. M. Gossert received comments and answers to the items he addressed in his Memo from TME Surveying, LLC prior to the start of the meeting this evening, but has not had time to thoroughly review the items addressed in the Memo.

M. Gossert and Council reviewed the various items that are addressed on the Memo from Nassaux-Hemsley, Inc. and the answers provided by TME Surveying, LLC.

The following are the major items of concern and the answers by TME Surveying, LLC:

1. **NHI** - No driveway entrance should be allowed on Lowery Lane due to the limiting conditions of the street.
TME – Mr. Mike Hansen, Mont Alto Borough Zoning Officer, indicated that the driveway could enter onto Lowery Lane.
2. **NHI** - Existing sewer lateral to Lot #1 is now on proposed Lot #2. Provide new lateral for Lot #2.
TME – There is currently an existing sewer lateral which services Lot #1 and a separate, existing sewer lateral located on Lot #2. The sewer lateral into Lot #2 is shown on the subdivision plan. The exact location of the sewer lateral on Lot #2 was not provided to us by the Borough of Mont Alto; and, therefore, is not shown on the plan. Please refer to Plan Note #4.
3. **NHI** - If existing sewer lateral is to remain and service Lot #1, a R/W will be required for this lateral across Lot #2.
TME – Please refer to response to comment #3 above.
4. **NHI** - The existing dwelling and shed on Lot #1 doesn't comply with the set back requirements.
TME – The existing dwelling and shed predate the current ordinance. Furthermore, the creation of Lot #2 does not create a side setback issue with the existing structures.
5. **NHI** - The Flood Boundary should be determined because the stream was relocated after the Agnes storm.
TME – Hurricane Agnes occurred in 1972. The Flood Hazard Boundary shown on the Subdivision plan was taken from the FEMA Flood Insurance Rate Map Community Panel Number 42 1655 0015 B Effective July 16, 1990.
6. **NHI** - Show Pa. One-Call data on plan.
TME - No construction or earthmoving activities are planned on Lot #2; therefore, a One-Call is not necessary for this project.
7. **NHI** - Approval from the Franklin County Soil Conservation is required.
TME – Earth disturbance is minimal (less than one acre with no point source discharge); therefore, approval by Franklin County Conservation District is not required.
8. **NHI** - DEP Planning approval is required.

TME – *There is an existing sewer lateral to Lot #2, therefore, DEP approval is not required.*

A lengthy discussion followed about the various items listed above with the following results. M. Gossert of Nassaux-Hemsley, Inc. will talk to TME Surveying, LLC and go over the various items that need to be corrected on the plans.

A letter will be required from Mike Hansen, Zoning Officer stating that the driveway for this subdivision can come off of Lowery Lane.

D. Lee made a motion to approve the subdivision upon receipt of a letter from Mike Hansen, Zoning Officer addressing the driveway opening unto Lowery Lane and M. Gossert conveying the necessary information to TME Surveying, LLC, T. Lowson seconded, all in favor Aye, opposed No, motion carried.

STREET COMMITTEE

Corner Lot Verdier/Jones – Richard St. Clair attended the meeting this evening to discuss changing the dual frontage portion of the Zoning/Subdivision Ordinance.

Chairman D. Monn told R. St. Clair that nothing has changed since the last meeting.

P. Kocek reported that she received the letter from the County, this afternoon, stating that the Planning Commission did not have any comments about the Zoning/Subdivision Ordinance. The date for the Public Hearing will be set and it will be at the Public Hearing that public comment will be received.

R. St. Clair, R. Miller and K. Smith left the meeting at 6:55 p.m.

SUBDIVISION PLANS AND RELATED ITEMS

Allen Mills “As Built” – M. Gossert reported at the last meeting that the “As Built” had been received and were ready to be approved.

T. Lowson made a motion to accept the Allen Mills “As Built”, D. Lee seconded, any discussion, all in favor Aye, opposed No, motion carried.

M. Gossert provided Council with copies of documents addressing corner lots. One is from Greene Township and the other from Waynesboro. M. Gossert feels this information will be helpful to Council as this issue is addressed at the Public Hearing for the Zoning/Subdivision Ordinance. Council briefly discussed the corner lot issue.

M. Gossert left the meeting at 6:58 p.m.

FINANCE AND ADMINISTRATION COMMITTEE

Budget – T. Lowson and P. Strite reviewed the 2008 Budget with the members of Council and filled in the budget figures.

P. Kocek left the meeting and returned when the Budget discussion was completed.

Franklin County Drug Task Force – 2008 Contribution – T. Lowson said this item is already included in the 2008 Budget.

Franklin County Drug Task Force 2007 Fall Breakfast – T. Lowson and D. Monn will attend the breakfast. If anyone else would like to attend please call P. Kocek and she will make the reservations.

PERSONNEL COMMITTEE

Borough Manager – Very brief discussion. Table until the November 5, 2007 meeting.

Constable – T. Lowson reported that J. Evans has looked into the Borough using a Constable. The Borough could use a Constable as an enforcement officer. T. Lowson feels this is what the Borough is looking for, someone to enforce the Borough ordinances. Table until the November 5, 2007 meeting when J. Evans can provide further information. D. Monn stated that he has some additional information and he will be looking into this.

Adjournment – D. Lee made a motion to adjourn the Special Meeting of Mont Alto Borough Council of October 16, 2007 at 8:28 p.m., T. Lowson seconded, all in favor Aye, opposed No, motion carried.

Respectfully submitted,

Submitted to Council for their approval on
November 5, 2007.

Patricia A. Kocek
Borough Secretary

Michael Gossard President

Dennis Monn Vice President

Debra Lee President ProTem