

Special Meeting August 17, 2009

The special meeting of Mount Pleasant Borough Council was called to order by President Tabita at 6:43pm in Council Chambers at 1 Etze Avenue, Mount Pleasant, PA 15666. The Pledge of Allegiance was said and there was a moment of silence for our deployed troops. President Tabita directed Borough Secretary Fedorchak to take roll. Councilmen Bauer, Beranek, Crivella, McCloy, and Councilwomen Ruskowski and Stevenson were present. Solicitor Toohey was absent and Mayor Lucia arrived at 6:50pm. President Tabita stated we have a quorum.

Public Comment: None

President Tabita stated that this special meeting is being held to review the ordinance re-codification and the new ordinances that are being included in the re-codification. President Tabita turned the meeting over to Public Safety, Zoning and Ordinance Committee Chairman Bauer.

Councilman Bauer said that there are still a few changes to be made to the final draft. There was a lengthy discussion regarding the added ordinances and changes that need to be made. Council reached the following conclusions:

- The Solid Waste Ordinance must be changed to include recycling.
- The Noise Ordinance will be changed to include the hours of “before 6am and after 10pm” and the words Glass & Ethnic Festival will be removed and replaced with “any Borough approved event”.
- The Sex Offenders Ordinance is modeled after state law. Our ordinance cannot supercede state law. A \$1,000 fine is established for any violation.
- A Fee Resolution is included in the re-codification, which will allow us to regulate and change fees without amending the ordinance.
- A Fence Ordinance needs to be added. Council discussed how far off the property line a fence can be erected.
- The Landlord Ordinance must be changed to include an inspection for every new tenant if it has been six months since the last inspection. The inspection fees will be changed to: Residential \$35.00, Commercial \$100 and Industrial \$100. The fee on page 11-3 of \$250 should be questioned.
- The Sign Ordinance should include that no business is allowed to put a sign up advertising another business.

President Tabita said that there should be a meeting with the BDA to discuss electronic signs. President Tabita said he would also like to see the BDA start work on a façade improvement application.

- The Tree Ordinance should be changed from 9 feet to 7 feet above the surface of the sidewalk.
- Mayor Lucia said that verbiage should be added to the License, Permits and General Business Regulations to include haunted houses. Any haunted house must be inspected by the State Amusement Inspector and by the Fire Chief. Council agreed that this is already covered under state regulations.

After the re-codification the ordinances will be posted on the web site with simple look-up features and a disc will be provided.

A discussion ensued regarding commercial property in an R-1 Zoning District. There are places on the new zoning map that are currently commercial properties and are not shaded. President Tabita said that the current commercial properties are grandfathered in. A discussion ensued on what would happen if that property were sold. It was agreed that if the property is sold it can be sold commercial, but it can only be rebuilt as commercial by the original owner. If it is rebuilt by a new owner it cannot be rebuilt as commercial. President Tabita said every area of town that was affected by the new R1-A Zone was posted before the public meeting was held.

Councilman Bauer said that he will have a complete list of new ordinances in the re-codification book at the next work session. We should be able to advertise the re-codification in September 2009 for adoption in October 2009.

Miscellaneous and Adjournment:

A motion was made by Councilman Bauer to adjourn the meeting. Motion seconded by Councilman Beranek.

Meeting adjourned 7:50pm.