

**JOINT MEETING OF CITY OF SAINT MARYS COUNCIL
AND PLANNING COMMISSION**

FEBRUARY 15, 2011

CALL TO ORDER

A Joint meeting of City Council and the Planning Commission of the City of Saint Marys was called to order by Mayor Sally Geyer on Tuesday, February 15, 2011 at 7:00 p.m. The meeting was held in the Council Room of City Hall, 11 LaFayette Street. Notice of this meeting was sent to Council and the Planning Commission on February 10, 2010, posted at City Hall, and published in the Daily Press.

ROLL CALL

Council

Present: Mayor Sally Geyer, Bob Roberts, Daniel Hepner, Richard Dornisch, Steven Skok, Richard Gabler, Jr., Solicitor Jacob, and Manager David Greene. Dennis Nero was excused.

Planning Commission

Present: Bob Mohr, Bill Mills, Jude A. Weis, Bruce Gerber, Jude Gleixner, Michael Lecker, Thomas Farley, Matthew Quesenberry, and Matt Pfeufer. Pat Sherry was excused

VISITORS

Visitors included: Mike Brock, Steve Michuck and Yvonne Michuck.

**COUNCIL AND PLANNING
COMMISSION COMMENTS**

Councilman Dornisch

Councilman Dornisch stated the primary concerns were to protect the water supply and the potential intrusion on private and public property. The judicial decisions have allowed municipalities to regulate oil and gas drilling through the Zoning and Planning Boards, rather than the existing zoning ordinances. The direction is to use sample Ordinances, have the Solicitor review it, and make any necessary changes to suit the needs of the community. He was looking for the Board's consensus in order to proceed.

Mayor Geyer

Mayor Geyer requested clarification of the certain areas of concern and Councilman Dornisch responded he believed the Planning Commission should address that issue. A permit may be required with approval from the Planning Commission and/or the Water Authority.

Matthew Quesenberry

Matthew Quesenberry commented an amendment to the current Zoning Ordinance would be needed. Before proceeding, Council should confirm their willingness to proceed and Councilman Dornisch responded Council has already approved moving forward.

Thomas Farley

Thomas Farley questioned if Council had reviewed the Planning Commission's prior comments and after a brief discussion it could not be determined if Council had received the information.

Matthew Quesenberry

Matthew Quesenberry stated there were two Ordinances for consideration in Lycoming and Westmoreland Counties as amendments to the existing Zoning Ordinance. He gave numerous variations that could be considered.

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- Councilman Hepner Councilman Hepner stated various portions of the model Ordinances were already contained in the Oil and Gas Act.
- Jude Gleixner Jude Gleixner commented the Planning Commission reviewed the issue according to the City's current Zoning Ordinance which specified areas, not individual buildings.
- Thomas Farley Thomas Farley stated the Planning Commission discussed an overlay district for consideration, and gave suggestions to implement this option.
- Solicitor Jacob Solicitor Jacob commented Council should be careful about overreaching with revisions.
- Discussion There was a lengthy discussion regarding the following issues:
- Legality of any revisions
 - Zoning Districts that should or should not be included as restricted drilling
 - Current restrictions in the Oil and Gas Act
 - Changes or addition of definitions
 - Permitting Process
 - Process of drilling
 - Time frame to present suggestions
- Solicitor Jacob Solicitor Jacob suggested he, Matthew Quesenberry, Matthew Pfeufer compare the current Zoning Ordinance with the model Ordinances, then present their findings to both the Planning Commission and City Council. The Planning Commission would then give their recommendations to Council. It was determined that Councilman Hepner, Solicitor Jacob, Matthew Quesenberry and Matthew Pfeufer would be on the committee.

CITIZENS COMMENTS

- Mike Brock Mike Brock approached and stated since greater setbacks cannot be considered, zoning is the next option. He stated a large amount of resident's live in the Rural Conservation Zone. He suggested splitting the Rural Conservation Zone in two and also suggested combining a task force with Fox Township.

ADJOURNMENT

Richard Gabler, Jr. made a motion to adjourn the meeting.

Lorin Leventuski

Recording Secretary

Sally Geyer

Mayor