



MAYFIELD BOROUGH
PLANNING COMMISSION
739 PENN AVE.
MAYFIELD, PA 18433

MINUTES OF A MEETING OF THE MAYFIELD BOROUGH PLANNING COMMISSION

MEETING DATE: 6/1/2022

CALL TO ORDER: Mr. Zeshonski at 7 pm

PLEDGE OF ALLIANCE

ROLL CALL: Mr. Baldan – A Mr. Chelik – P
Mr. Jaskowiec – P Mr. Perry – P Mr. Zeshonski – P

PUBLIC INPUT ON THE AGENDA: NONE

MINUTES OF PREVIOUS MEETING:

MOTION: Mr. Jaskowiec, 2ND: Mr. Chelik: To approve the minutes of the 5/4/2022 meeting
– Motion Carried

OLD BUSINESS: NONE

NEW BUSINESS

Motion Mr. Chelik, 2nd Mr. Jaskowiec to recommend to council to change a three (3) acre portion of the R2 zone located west of the Casey Highway and north of Rushbrook St. in accordance with the meets and bounds, **AS WELL AS**, an approximately nine-point three one nine (9.319) acre portion of the R2 zone located west of the Casey Highway, south of Rushbrook St. and bordering on the Jermyn Line and Archbald line to an Interchange Activity (IAC) zone.

Motion Mr. Chelik, 2nd Mr. Perry to recommend to council to amend Article 3, Table 1 of the zoning ordinance to allow convenience store and fuel sales as a principal permitted uses in an IAC

Motion Mr. Chelik, 2nd Mr. Perry to recommend to council to add the following definitions to the zoning ordinance:

Convenience Store – A Retail Store predominantly selling food and drink for use and consumption off the premises as well as snacks and miscellaneous related items for sale to its customers and may also include but is not required to offer fuel dispensing stations for customers for the sale and storage of motor vehicle fuel such as gasoline and diesel, ethanol free gasoline, kerosene, and other similar fuels.

Indoor Shooting Range - a specialized indoor facility designed specifically for firearms usage, qualifications, training, practice or competition, overseen by one or more certified supervisory personnel.

Supervisory personnel are responsible for ensuring that all weapons safety rules and relevant government regulations are followed at all times.

Motion Mr. Chelik, 2nd Mr. Zeshonski to recommend to council to amend:

Section 9.600 – FEES

- c. Commercial and Institutional to a flat fee of \$125 per permit
- d. Manufacturing Uses to a flat fee of \$250 per permit

Also, add:

Section I - Review fees shall include the reasonable and necessary charges by the Borough of Mayfield's professional consultants, zoning officer and engineer for review and report to the Borough of Mayfield. Such review fees shall be reasonable and in accordance with the ordinary and customary charges by the Borough engineer, zoning officer or consultant for similar service in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the Borough of Mayfield when fees are not reimbursed or otherwise imposed on applicant.

Section j. The borough council may from time to time adopt Review Fees by Resolution. The initial Zoning Officer Fee shall be Fifty Dollars (\$50.00) per hour, per permit.

Motion Mr. Chelik, 2nd Mr. Jaskowiec to recommend to council to rescind the portion of their motion of May 18, 2022 deleting all reference to the IAC zone from the zoning ordinance.

Motion Mr. Chelik, 2nd Mr. Zeshonski to recommend to council to add section 4.714 - Convenient Store with fuel sales are not required.

Motion Mr. Chelik, 2nd Mr. Perry to recommend to council to amend Article 3, Table 4 as follows:

Minimum Tract Area	130,000 sq. ft.
Maximum Impervious Coverage	90%

Maximum Height	(Accessory Structure)	25 ft.
Any building face to common parking area		0
From Residential or Conservation District boundary line		25
From other boundary line		25

PUBLIC INPUT: NONE

MOTION TO ADJOURN:

Motion: Mr. Zeshonski, 2nd Mr. Jaskowiec to adjourn. Motion Carried