

MUNICIPALITY OF MONROEVILLE

COUNCIL WORK SESSION

JANUARY 6, 2022

MINUTES

The meeting was called to order by Mayor Nick Gresock immediately following the Citizens' Night Meeting at 7:28 p.m.

ROLL CALL

The following were present: Mayor Gresock, Joe Hyzy, Eric Poach, Bob Stevenson, Steve Wolfram, Mike Adams, Bob Williams, Dennis Biondo, Tim Little, Bob Wratcher, Josie Rock, Paul Hugus, Joe Sedlak and Paul Whealdon.

EXECUTIVE SESSION ANNOUNCEMENT

Council conducted an executive session before Citizens' Night on January 6, 2022 from 6 p.m. to 7 p.m. for personnel and litigation reasons. Council legislative action, if any, shall be taken at the January 11, 2022 Regular Council Meeting.

APPROVAL OF MINUTES

Council then consider approval of the minutes of the Citizens' Night Meeting of December 9, 2021, Council Work Session of December 9, 2021 and the Regular Council Meeting of December 14, 2021.

There were no comments or questions at this time.

REPORTS OF TAX COLLECTIONS

Council considered approval of the Reports of Tax Collections.

There was no discussion.

LIST OF BILLS, BUDGET TRANS AND PAYROLL

Council then considered approval of the List of Bills in the amount of \$1,518,097.10, Budget Transfers and Payroll in the amount of \$1,149,082.86 for the month of December 2021.

There was no discussion.

VACANCIES ON BOARDS, COMMISSION AND AUTHORITIES

Vacancies exist on boards, commissions and authorities for 2022.

Mayor Gresock briefly reviewed the application, nomination and appointment to the boards, commissions and authorities. He then pointed out nominations do not need a second and do not need to be voted on. He explained any council member can make a nomination of any individual then the voting occurs the next month. He added the mayor can also make nominations for individuals per the home rule charter. Mr. Wratcher stated people can also nominate themselves.

CONSENT AGENDAOLD BUSINESS

## SITE PLAN 21-5-ST

SRI SHIRDI SAI BABA TEMPLE INCORPORATED

The applicant is requesting site plan approval to construct a new religious temple and then raze the existing temple and install associated site amenities. The project area is approximately 1.0 acres and located at 1451 Abers Creek Road, Tax Parcel 1108-B-173, in the R-2, One Family Residential and S, Conservancy Zoning Districts.

The Planning Commission recommended approval.

Council table this application at the December 14, 2021 Regular Council Meeting.

## CONDITIONAL USE 21-3-C

SRI- SHIRDI SAI BABA TEMPLE, INCORPORATED

The applicant is requesting conditional use approval pursuant to Section 401.8 of the Monroeville Zoning Ordinance No. 1443, as amended, to permit a cut and fill operation totaling approximately 12,000 cubic yards of earth. The project area is approximately 1.0 acres and located at 1451 Abers Creek Road, Tax Parcel 1108-B-173, in the R-2, One Family Residential and S Conservancy Zoning Districts.

Planning Commission recommended approval.

Council table this application at the December 14, 2021 Regular Council Meeting.

Mr. Little reported a public hearing was held at the December 9, 2021 meeting.

Mayor Gresock pointed out this is also connected to the first resolution on the agenda. He reported this was also tabled last month and staff is still working with the temple representatives to come to an amicable solution to this matter.

## SUBDIVISION 21-5-SUB

KENNETH NACIN

The applicant is requesting preliminary and final subdivision approval to subdivide Tax Parcel 639-L-66 and consolidate a portion of the subdivided property to Parcel 639-M-108. Parcel 639-L-66 is currently 3.18 acres and will be reduced to 2.26 acres. The smaller subdivided piece will be added to Parcel 639-M-108 creating Lot 14R. The properties involved are located at 2534 Monroeville Boulevard (Dialysis Clinic) in the C-2, Business/Commercial Zoning District and 162 Jamison Lane in the R-2, One-Family Zoning District.

The Planning Commission recommended approval.

Mr. Little reported this was tabled at the December 14, Regular Council Meeting.

Mayor Gresock suggested the administration will review all the material submitted.

NEW BUSINESS

## CONDITIONAL USE 21-7-C

A LITTLE LEARNING LAB

The applicant is requesting conditional use approval to operate a child care facility pursuant to Monroeville Zoning Ordinance No. 1443, as amended, Section 401.9. The property is located at 2553 Mossie Boulevard, Tax Parcel 857-M-300, in the C-2, Business/Commercial Zoning District.

The Planning Commission recommended approval.

Ms. Ebony Wallace and Mr. Robert Rotondo came forward representing the applicant. Ms. Wallace explained they are planning to open a daycare center at 2553 Mossie Boulevard with approximately 59 children according to the number of restrooms in the building. Further discussion ensued.

Mayor Gresock pointed out a child care facility is a Conditional Use in a C-2, Business Zoning District.

Mr. Poach inquired whether this is the first time they were entering into this business and Ms. Wallace and Mr. Rotondo answered affirmatively. Mr. Wrtcher asserted they are heavily regulated by the Commonwealth of Pennsylvania and Mr. Rotondo agreed. Mayor Gresock pointed out they are licensed through the state and Mr. Rotondo agreed. Ms. Wallace reported they just finished their CDA Program.

Mr. Wolfram inquired about the age group and Ms. Wallace answered it would be six months to five years old in the daycare facility in the lower level and the top level will be an after-school program from six years to eighth grade. Mr. Wolfram inquired whether there is a parking lot behind it and whether there is a play area. Mr. Rotondo reported they are proposing to build a playground on the side. He pointed out the Walco Dance Studio and on the right-hand side of the parking lot they are proposing a rubber mulch playground with a six-foot wooden fence with two access doors. He reported the handicapped ramp is on the other side of the building and they will add more parking. He pointed out there will be four drop off spots in front of the building for parents. He reported they will have 12 people on staff for the 59 children which will not happen that often. He explained there will be 30 to 40 children there with the daycare and approximately 20 for the after-school program. He suggested there would be a lot of activity in the parking lot but the staff will park the furthest away and the closer spots will be for the drop off area. He stated there are handicapped spaces in the front and one drop-off spot and another space for someone who needs help getting their children into the building. He reported someone will be at the door at all times and the parents will not be allowed in except for the walk-through. He added they would have someone to direct the traffic in the parking lot if needed.

Mr. Little was concerned with the peak traffic activity times. Ms. Wallace reported they would operate from 6:30 a.m. to 6:30 p.m. Mr. Rotondo reported cars would come at all different times for drop off and pickup and they will be fully staffed. He asserted they might have 40 children in the a.m. on a busy day and some vehicles drop off more than one child. He pointed out they could also use staff parking if needed because they will have a morning staff and afternoon staff.

Mayor Gresock inquired whether there was enough parking for the building requirements and Mr. Hugus answered affirmatively. He explained it is required under the use table because it is a conditional use. He reported the occupancy will be reviewed during the occupancy permit/building permit process and it relates to the health and human services part of it. He pointed out they will not issue the permit until the municipality issues one and the municipality will not issue one until they do so it has to be worked out.

Mr. Poach questioned whether there is any concern with the left-hand turns out of the parking lot. Mr. Hugus reported it is an existing facility and the curb cuts will not be changed and it is a state road. He stated the use of the facility is changing slightly but the driveway and parking lot dimensions are staying the same. Mr. Wrtcher added there is adequate site distance and Mr. Hugus concurred. Further discussion ensued.

Mr. Williams inquired whether the play area would be level and Mr. Rotondo answered affirmatively. Mr. Williams questioned the size of the area and Mr. Rotondo answered it is 18½ by 19½ feet. Mr. Williams inquired whether there would be access to the play area from inside the building and Mr. Rotondo answered affirmatively.

Mayor Gresock briefly explained how the municipality has to decide whether a day care center is a good use for that area.

Whereupon, a motion was duly made by Mr. Wolfram to close the public hearing and Mr. Hyzy seconded it. Upon a voice vote, the motion carried unanimously.

#### MOTIONS

##### MOTION

A motion to authorize to advertise an ordinance, amending Ordinance No. 848, authorizing the placement of a stop sign on Sandy Drive at Jerry Lane.

Mr. Little reported this is located in Turnpike Gardens. Mr. Wolfram supported it.

##### MOTION

A motion to permit Community Reinvestment Partners, LLC, to operate within the limits of the municipality and petition the court on behalf of the Municipality for Community Reinvestment Partners, LLC to obtain conservatorship of the listed properties to mitigate blighted and nuisance properties within the Municipality of Monroeville.

Mr. Little reported he sent council a memorandum explaining how this initiated. He briefly explained a conservatorship has four criteria or basic conditions as follows: the building has not been occupied for 12 months; the building has not been actively marketed in the last 60 days prior to the date of the petition; the building is not subject to an existing foreclosure action; and the current owner fails to present sufficient evidence of acquisition of the property within the preceding six months. He added there are nine criteria and they have to meet three of them which are mostly common sense. He reviewed them as follows: the building or physical structure has to be a public nuisance; the building needs substantial rehabilitation and none has taken place during the previous 12 months. He reported there are nine others that council can review. He suggested this would be another tool in the arsenal of

the community to mitigate blight and they have to petition the court to get conservatorship. He reported this would not cost the municipality anything and this is council approving Community Reinvestment Partners, LLC to operate within the municipality. He stated they initially proposed six properties, have taken two away and added one. He reported the two taken off the list were sold but the one added is on Center Road. He distributed photographs of the properties and he referred to the last one which is an old gas station on Center Road. Further discussion ensued.

Mr. Wratsher agreed this is another tool for the municipality to get vacant properties back on the tax rolls. He explained this group is willing to work with the municipality and act as a co-applicant so he will be able monitor the process. He suggested this could work in helping to get six to eight properties back on the tax rolls and repaired. He reviewed how he is a board member of the Tri-COG Landbank and how a lot of the properties are just left and never touched and the properties deteriorate. He stated this is a way to get some of these properties before they deteriorate and try to keep the community viable.

Mr. Stevenson questioned what controls the municipality will have by agreeing to let them do this and Mr. Wratsher reported they have indicated they would not apply for conservatorships on any properties where the municipality has not agreed to it. Mr. Stevenson confirmed the municipality has control and Mr. Wratsher concurred.

Mr. Poach inquired whether the issues with the gas station would not be a problem for the municipality and Mr. Wratsher answered negatively. He explained the municipality could do this independently but it would have to put seed money into an account or organization and it would have to supervise the construction and renovation of some of the properties. He reported the conservator gets paid first for the funds they paid to improve the property. He stated the benefit is the municipality is not risking any tax monies and it does not cost the municipality to have it done. Mr. Poach pointed out that would limit the municipality's risk if something is wrong with the property. Mr. Wratsher agreed and explained per the conservatorship act, they are the ones with the all the responsibility and liability. Further discussion ensued.

#### MOTION

A motion pursuant to the Fire Service Agreement between the Monroeville Volunteer Fire Companies and the Municipality of Monroeville, Ordinance No. 2724, to purchase a Pierce Custom Ladder Tower Truck for the discounted price of \$1,427,867.

#### RESOLUTION

A resolution approving a waiver releasing the applicant, Sri Shirdi Sai Baba Temple, Incorporated from installing sidewalks as required by Ordinance No. 1016, along Abers Creek Road and Northern Pike.

Council tabled this application at the December 14, 2021 Regular Meeting.

#### RESOLUTION

A resolution adopting the VA Community Based Outpatient Clinic Sewage Planning Module.

ORDINANCESORDINANCE

An ordinance of the Municipality of Monroeville, Allegheny County, Pennsylvania, amending Ordinance No. 2717 appointing Timothy J. Little as Municipal Manager of the Municipality of Monroeville and establishing the compensation and benefits of the municipal manager pursuant to Section 701 of the Monroeville Home Rule Charter.

Mr. Wratcher reported this is for council to consider and he explained municipal managers work with a contract for two years then a new council has an opportunity to retain that manager. He stated it is incumbent upon council to renew that contract.

ORDINANCE

An ordinance of the Municipality of Monroeville, Allegheny County, Pennsylvania, amending Ordinance No. 2689 to revise the Pollution Control and Flood Reduction Credit Manual Rules and Regulations.

Mr. Wratcher reported this is in reference to the litigation discussed during executive session relative to the Monroeville Mall and changing the way the municipality give landowners credits for things they do that benefit Monroeville under the DEP Permit. He recommended council consider tabling this because it is still being discussed.

REPORTS OF MUNICIPAL STAFFMUNICIPAL MANAGER'S REPORT

Mr. Little reported the county contacted him because several residents wanted No Parking Signs on Haymaker Road which is a county road. He was informed that the portion of Haymaker Road requested was going all the way down to Route 130 and coming up towards Trotwood Drive. He requested documentation from the county approving this request and he has not received an answer yet. He suggested that is a wide area and there have been complaints.

Mayor Gresock inquired whether it was from Trotwood to Route 130 and Mr. Little answered it is in that area. Mayor Gresock reported he has had resident concerns about that region especially in the evening hours. He questioned whether the county is requesting the municipality erect the signs and Mr. Little answered affirmatively. Further discussion ensued.

Mr. Poach inquired whether if it was posted all the time with No Parking or whether it would fall under the ordinance for no parking between 2-6 a.m. Mr. Wratcher was uncertain because it is a county road. Mayor Gresock inquired whether it applies to the entire municipality and Mr. Wratcher stated only on the roads owned by the municipality. Mayor Gresock inquired whether it was on roads that the municipality maintains and Mr. Wratcher indicated they still own that road. Mr. Poach pointed out council has to act on those No Parking Signs and he questioned whether the municipality can post on the county road under the ordinance for no parking between 2-6 a.m. Mr. Little indicated the municipality has to have the county's permission to do it. Further discussion ensued.

Mr. Poach explained council has discussed signs and he reported not everyone can get a No Parking Sign. Mr. Hugus reported this issue started approximately five to six years ago. He referred to

an issue with the residents in the Princeton Road and Haymaker Road area and the county at that time stated the municipality had to post the entire length of Haymaker Road or none of it. He suggested everyone backed off because Haymaker Road is a very long piece of road. He reported there was a lot of discussion on the issue but has stopped. He asserted it came to light again when Haymaker Road was repaved and made the berms wider so there is now more parking. He reported council would have to approve an ordinance to support the No Parking Signs. He added the police will not enforce the No Parking from 2-6 a.m. unless the municipality posts the signs.

Mayor Gresock suggested the Princeton Road area is where some of the bends are located and he felt it would be more of a safety issue to have No Parking Signs. Mr. Poach inquired whether that road has to have the whole road posted or none at all. Mr. Little was uncertain. Mayor Gresock suggested council wait until the manager gets more clarification from the county. Mr. Williams inquired whether the residents submitted a petition and Mr. Little answered negatively. He advised them to contact the county. He stressed that he needs clarification from the county.

Mr. Hugus explained there are similar situations in the municipality where the municipality posted on state roads but it was after authority was given from PennDOT to do so. Mr. Poach asserted all those things need to be verified and questioned whether or not it is the entire length of Haymaker Road. Mr. Hugus suggested there may be a small group of people that want it posted but not for the overall length of road.

Mr. Little welcomed all the new council members and he looked forward to working with them. He encouraged anyone with questions to contact him.

#### REPORTS OF COUNCIL MEMBERS

##### SECOND WARD COUNCILMAN ERIC POACH

Mr. Poach sent Merry Christmas wishes to the Orthodox residents. He recognized the work done on the graphics for the Monroeville Municipal TV. He commended them for getting the ordinances and other information on screen for everyone and in the record.

##### THIRD WARD COUNCILMAN BOB STEVENSON

Mr. Stevenson referred to Covid and reported it is killing a lot of people. He encouraged anyone not vaccinated to get vaccinated for the people around them.

##### FOURTH WARD COUNCILMAN STEVE WOLFRAM

Mr. Wolfram cautioned everyone to be careful on the roads.

##### FIFTH WARD COUNCILMAN MIKE ADAMS

Mr. Adams sent Merry Christmas wishes to all the Orthodox Christians on January 7.

##### SIXTH WARD COUNCILMAN BOB WILLIAMS

Mr. Williams also cautioned everyone to be careful on the roads because they are slick and reported there have been many accidents. He encouraged everyone to wear their masks.

Mr. Williams stated God Bless the United States, Pennsylvania and Monroeville and this new council.

SEVENTH WARD COUNCILMAN DENNIS BIONDO

Mr. Biondo sent Merry Christmas wishes to Councilman Adams and all the other Orthodox Christians. He reported from experience that the roads are in bad condition. He encouraged everyone to drive carefully.

MAYOR NICK GRESOCK

Mayor Gresock encouraged everyone to put their cars in their driveways off the streets to allow the public works to get the snow plows through. He welcomed to all the new council members. He also sent Merry Christmas wishes to the Orthodox Christians.

ADJOURNMENT

There being no further business, a motion was duly made by Mr. Wolfram to adjourn the meeting at 8:13 p.m. and Mr. Hyzy seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Timothy J. Little  
Municipal Manager

TJL/sam

