

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

JANUARY 19, 2022

MINUTES

The meeting was called to order at 7:30 p.m. by Vice Chairman Anthony Pokusa.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Anthony Pokusa, Lawrence Conway, Kimberly Krivda, Paula Montgomery, Bruce Walker and Paul Whealdon.

REORGANIZATION

Mr. Pokusa reported the Planning Commission would re-organize at this time.

Mr. Pokusa volunteered to be the Chairman. Whereupon, Mr. Conway duly made a motion to appoint Mr. Pokusa Chairman and Mr. Walker seconded it. Upon a roll call vote, the motion carried unanimously.

Mrs. Krivda volunteered to be the Vice Chairman. Whereupon, Mr. Conway duly made a motion to appoint Mrs. Krivda Vice Chairman and Mr. Walker seconded it. Upon a voice vote, the motion carried unanimously.

Mr. Walker volunteered to be the Secretary. Whereupon, Mr. Conway duly made a motion to appoint Mr. Walker Secretary and Ms. Montgomery seconded it. Upon a voice vote, the motion carried unanimously.

APPROVAL OF THE MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of December 15, 2021, a motion was duly made by Mr. Conway to approve them, as submitted. Mrs. Krivda seconded it and upon a voice vote, the motion carried unanimously.

OLD BUSINESS

SITE PLAN 21-8-ST

MANILLA GROUP, LLC, SELF STORAGE

The applicant is requesting site plan approval to construct a self-storage facility consisting of six buildings with a total of 56,000 square feet of storage space and associated site amenities. The property is located at the intersection of Frey Road and Thompson Run Road and known as Tax Parcel ID 637-J-139 in the M-2, Industrial Zoning District.

The applicant requested a tabling.

Mr. Whealdon reported the applicant would go to the zoning hearing board for variances and will be on next month's agenda for action.

Whereupon, Mr. Conway duly made a motion to table Site Plan Application No. 21-8-ST and Mr. Walker seconded it. Upon a voice vote, the motion carried unanimously.

#### NEW BUSINESS

#### SITE PLAN 21-9-ST

#### CLOVER COMMUNITIES MONROEVILLE, LLC

The applicant is requesting site plan approval to construct a three-story, 122-unit senior apartment building and associated site amenities. The property is 57.982 acres and located at 3962 Logan's Ferry Road, Tax Parcel 741-R-333 in the R-4, Multi-Family Zoning District.

Mr. Jason Utzig from C & S Engineers came forward to explain the application along with Mr. Rob Jack from Clover Communities, Monroeville, LLC. Mr. Utzig gave a slide presentation. He reported the proposed project is located east of Armor Drive and west of Willow Hedge Drive on the south side of Logan's Ferry Road. He stated the site is currently the Brown's Airport and zoned R-4 and the applicant is proposing a three-story, 122-unit senior apartment building on 10 ½ acres of the 58-acre parcel. He reported the site improvements include 122 parking spaces and 40 are garage spaces. He pointed out the concrete sidewalks, landscaping, site utilities, stormwater detention and treatment, water, sanitary sewer, electric cable and gas. He reported they are proposing fire apparatus access drives around the building with turnarounds at the rear and light and photometrics to meet code. He noted it is a low-impact residence for senior apartments with limited noise and driving habits.

Mr. Utzig reviewed the overall site plan and pointed out they have ample site distance of 450 feet in each direction from the access drive onto Logan's Ferry Road. He reported they provided grass paved pavement because additional space was requested for the turnaround at the rear of the building. He pointed out the architectural elevations.

Mr. Jack briefly reviewed the elevations. He reported they would be brick on the first floor and around the entrance feature and vinyl side above. He stated each unit has a balcony or patio to break up the façade and provide interest. He reported the overall building height is 40 feet to the peak and 35 feet to the median which complies with the zoning requirements. He mentioned these apartments are fully market rate and not subsidized. He reported the municipal engineer projects a maximum a.m. peak of 24 trips and p.m. peak of 31 trips. He suggested it is a low traffic generator.

Mr. Utzig reviewed the remaining slides from their site plan submission, the site plan, landscaping plan, grading plan, utility plan, photometric plan and a draining exhibit.

Mr. Conway pointed out the trees were added in response to comments from the residents along that side so they would not be able to see the building. He questioned whether the building is almost hidden. Mr. Jack reported they had a photograph at the zoning hearing board meeting. He explained the tops of the building will be seen and the garages in the foreground will help cut down the visual impact. He stated they would preserve many of the existing trees and fill in with evergreens to minimum. Mr. Conway questioned whether it was reviewed during the zoning hearing board meeting and Mr. Jack answered affirmatively. Mr. Whealdon added the municipality still has those exhibits in

the office or they can be resubmitted. Mr. Jack explained their architect did renderings of what it would look like from the backyards of those homes. Mr. Whealdon recommended they have them available for the council meeting.

Mr. Pokusa inquired whether the building materials are the same as what is being used for the garage and Mr. Jack answered affirmatively.

Mrs. Krivda questioned whether they are rentals or purchased and Mr. Jack answered they are leases.

Mr. Walker inquired whether the driveway needs to be curved. Mr. Jack explained that is the only spot they can bring the driveway out onto Logan's Ferry Road. He added they want to keep the drive away from the residents. He stated there is a high-pressure gas line as they move closer to Armor Drive and there is an electric structure and water main in that location. He reported it is the high point in the road so it provides the best site distance but they wanted to curve it away from the residents so the traffic would not be near their homes.

Mr. Pokusa pointed out there are no sidewalks along Logan's Ferry Road as required per the ordinances. Mr. Jack indicated they would submit a waiver because of the existing topography which is 2 to 1 going down Logan's Ferry Road in the right-of-way. Mr. Utzig pointed out it is a one on two slope so in order to construct a sidewalk they would have to lower the high-pressure gas main and water main to achieve the slope. Mr. Jack reported he was uncertain how that could be accomplished.

Mr. Eric Daniel from C & S Engineers was present via telephone hookup. He reported they would submit a sidewalk waiver because of the slope and the high-pressure gas main that crosses the road and they would have to cut six feet above the grade off the top. He explained they are waiting to hear from the gas company. He stated traveling down Logan's Ferry Road toward Pauline Drive, the south side of Logan's Ferry Road is sloped and passed the intersection there is a retaining wall in front of a house. He felt to have a sidewalk all the way down the road on that side would be a tough task to accomplish. He reported the grade on the other side of Logan's Ferry Road is flat and adjacent to the road and continues to Pauline Drive before there are any sidewalks. He indicated they are proposing a potential pay-in-lieu-of fee so a sidewalk could be installed because it would make more sense to install it on the other side of Logan's Ferry Road.

Mr. Whealdon agreed it makes sense but he did not want to encourage pedestrians to cross Logan's Ferry Road because it is dangerous. He indicated it would be reviewed. He suggested if the sidewalk cannot be installed on Logan's Ferry Road as required then they should consider installing it at the top of the two to one slope. He felt council would want to see a pedestrian connection between their development and Maple Crest. Mr. Jack indicated they do not have a solution but they are considering options.

Mrs. Patti Horomanski, a resident of 324 Willow Hedge Drive, came forward to express her concerns. She reported her lot is No. 741-R-63 which is the seventh house on the right. She explained her back yard and the fence is against the right-of-way and she wanted to address that. She reported the back yard and fence extend/border the current right-of-way access road from Logan's Ferry Road. She requested that the private right-of-way road be dissolved and the access road be permanently closed so access from Logan's Ferry would not be allowed. She suggested the Clover Group does not

need the access road and she questioned whether the Clover Group would consider the request. She requested it be granted at this meeting. She further explained they own to the middle of the road. She asserted the apartment complex is taking up ten plus acres of R-4 Zoning and the other 47 acres is R-2. She was concerned with people having access to get to the subdivision so that in the future if single-family homes are built in that development there are access roads from Garden City Drive and Logan's Ferry Road. She requested the right-of-way be dissolved now so there is no access by vehicle to get to that subdivision.

Mr. Whealdon explained that existing access is not large enough to be a public road so it would not meet the municipal standards if that subdivision was developed. Mrs. Horomanski requested it be dissolved now and permanently closed. She suggested Evergreens could be planted back there. Again, she requested that access be closed from Logan's Ferry Road.

Mrs. Krivda inquired what the access road would be used for and Mr. Jack reported there is a regulator station for a gas well half way back that road and pointed out the area where People's Gas has it fenced in so they need access. He reported part of the road is on their property and part of it is within the easement that spans onto the back of the neighbors' property. He stated the dashed line is the easement and the thin line is the road which is always within the existing easement. He wanted to keep the road to allow access to that gas regulator station but they would get rid of the curb cut in the front and tie it into their driveway with a mountable curb to deter anyone from going back there. He again stated they want to keep the access back to the People's Gas Station Mrs. Krivda questioned whether it would be asphalt and Mr. Jack answered it would be gravel asphalt. Mrs. Krivda asserted there was no other access and Mr. Jack agreed.

Ms. Montgomery questioned whether this is something the Clover Group has a say over or is it a public utility issue. Mr. Whealdon indicated it is how the access easement was written with the gas company. He stated it is typically a blanket easement across the property and all they have to do is provide access to the well. He asserted one option would be to remove that road and have access through the proposed parking lot. Mr. Jack explained they have to look at the language of the easement and determine what needs to be done with the gas company. Mr. Whealdon suggested because there is a conflict with the existing access with the road split on the property line another option could be to clean up the subdivision plan and show a new 24 or 15-foot easement on their property. He explained they would not have to construct a road just provide an easement then the gas company could grade in a dirt road which could alleviate a lot of concerns with the Willow Hedge residents.

Mr. Pokusa reported the planning commission can only make a recommendation to council they cannot make the decision to dissolve the road. Mr. Whealdon was uncertain whether council can force them to do that and it could only be a strong recommendation. Mr. Pokusa inquired what would become of that property where the current path is located if the easement goes away. He questioned whether each resident on Willow Hedge would have to go through the process of taking over that parcel. Mr. Whealdon reported of paper streets in Monroeville where the residents that abut them want to vacate that property so they would have to be an individual survey done by each resident and re-establish their property lines. Mr. Jack asserted almost everyone back there has a fence on their side of the road. Mr. Whealdon added if that does not happen the municipality ends up with unclaimed property at the county level which could be a problem in the future.

Ms. Montgomery questioned whether anyone besides the company uses that road. Mr. Jack indicated people access the hanger buildings. Ms. Montgomery inquired whether people walk back there and Mr. Jack answered affirmatively. Ms. Montgomery questioned whether Mrs. Horomanski was trying to prevent residents from walking on the road. Mrs. Horomanski indicated they do not object to the manager of the hangers going back there or the helicopters or planes flying out or the dog walkers. She reported they wanted to get it taken care of because there is now a potential sale of the airport property. She stated her husband wants it on paper that the right-of-way is dissolved. Mr. Jack stated no cars or traffic travel that road and Mrs. Horomanski agreed. She suggested it could remain a dirt road they just do not want any traffic. She was in favor of people walking their dogs. She was concerned with the future of the road and felt this is a perfect time to get it addressed. She understood that it is a private property issue, the owner of the airport property and the owners of the residential lots.

Mr. Walker inquired whether the applicant had any problem with the gas company driving through the parking lot. Mr. Jack asserted they have to review the easement to see what rights they have. He was hopeful they could resolve it and bring it back with the subdivision. Mr. Conway inquired whether it would require them to do any changes with the site plan and questioned whether they would have heavy trucks. Mr. Jack explained it would be pickup trucks and it is a regulator station not an actual well. Mr. Whealdon mentioned the asphalt section and questioned whether they are proposing heavy duty asphalt for the travel lanes and medium duty for the parking spaces. Mr. Utzig asserted it is all standard duty asphalt. Mr. Jack pointed out they get garbage trucks but not delivery trucks. Mr. Whealdon suggested if they want to make that the gas well access to take it to the owners to determine their plans for what is needed and maybe make the one in the parking lot heavy duty if needed. Mr. Conway asserted there would be garbage trucks and inquired about delivery trucks. Mr. Jack indicated there would be no deliveries. Further discussion ensued.

Whereupon, Mr. Conway duly made a motion to approve Site Plan Application No. 21-9-ST and Ms. Montgomery seconded it. Upon a roll call vote, the motion carried unanimously.

#### ADJOURNMENT

There being no further business to come before the planning commission, Mr. Conway duly made a motion to adjourn the meeting at 8 p.m. and Mrs. Krivda seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Anthony Pokusa  
Chairman

AP/sam

