

MUNICIPALITY OF MONROEVILLE

CITIZENS' NIGHT MEETING

FEBRUARY 3, 2022

MINUTES

The meeting was called order by Mayor Nick Gresock at 7:10 p.m.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

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

ROLL CALL

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

Mayor Gresock commended Mr. Robinson in MMTV for the new introduction and he briefly explained how the meeting will progress.

RICHARD ROGUS

Mr. Richard Rogus, a resident of 306 Willow Hedge Drive, came for to express his concerns. He referred to the Airport property and mentioned his concern for Airport Road. He reported Airport Road was the cause of two floods in his house and living room. He distributed photographs and explained it was very expensive. He reported he had to spend \$10,000 in landscaping after the flood for new drains but has been dry since. He expressed his concerns for flooding and the Airport Road. He indicated he requested information from Monroeville about the ownership of the road and the manager answered immediately with it is a private driveway, owned and maintained by the property owner, whoever owns the property owns the private driveway and the road, itself, cannot be rezoned. He felt it would be in Monroeville's best interest if the developer would buy all of the property that goes all the way down to where his property is located and maintain it, develop it and it becomes part of his water management strategy. He stressed that he did not want that property gifted to him because he wanted some kind of recourse when his house gets flooded. He urged the municipality to come to some resolution on this Airport Property and he felt Clover would be the best entity to own the property. He did not want to pay any more taxes and he does not want to maintain it.

Mr. Rogus had a question about the property from the end of his property to the new building and inquired about the approximate number of feet. Mayor Gresock explained that council will listen to his comments then everything will be discussed with the agenda. Mr. Rogus suggested from the drawings it looks like it is too close and he requested more buffer, vegetation, higher trees and more consideration be given to privacy. He also felt the residents of the apartments should be worried about privacy. He explained how his wife works from home, is on the telephone all day and her home office is right on that road. He respectfully requested that whatever can possibly be done to minimize the noise pollution and help his wife to work from home would be extremely appreciated.

Mr. Rogus felt everyone knows about the road and the infrastructure of the road and he begged and requested council and Clover to work to improve the safety of that intersection. He suggested sidewalks should be included and he disagreed with granting any waivers of any safety and health related matters on this project. He cautioned the municipality to be very careful because it would run a great risk of granting any deviations from any of the rules and regulations.

PATRICIA ROGUS

Mrs. Patricia Rogus, a resident of 306 Willow Hedge Drive, came forward to express her concerns. She personally does not want anything to do with that road and felt that Airport Road should be closed. She suggested they should be able to have the access road to the People's Natural Gas through their parking lot. She felt they could design a new way to take it from their parking lot to have access to People's Natural Gas so People's can get in there to close the road and re-landscape it. She explained the low spot in the road is located behind their property and she stressed the re-landscaping would help them. She felt it should have been done years ago but when they asked questions about it they were told it was owned by Helen Brown and the Brown Family who would not do anything with the property.

Mrs. Rogus agreed that any variance should be brought to their attention and they should be allowed to voice their opinion at a planning meeting or citizens' night and not just at the regular council meeting. She referred to when they attended the meeting last year and council voted to change the zoning of the property from L to R-2 and R-4. She explained part of the land was going to be R-4 to accommodate the Clover piece and the other part would be R-2 for residential. She inquired whether both parcels have been rezoned. She also pointed out when she looks at the Monroeville map for zoning it does not look that way and explained the map clearly shows the R-4 piece of property but the other piece is shown as L, and is still being used as a heliport. She questioned why it is still being permitted if it was rezoned.

MATT VALENTINE

Mr. Matt Valentine, a resident of 300 Willow Hedge Drive, came forward to express his concerns. He stated his concerns were the location of the road and inquired whether it could be moved as far away from the Airport Road as possible. He reported that road gets a lot of use. He understood there would be curbing put around the side to help reduce the amount of traffic. He reported he has a pool in the back yard and there is a lot of traffic. He inquired whether the airport portion of the property is still allowed to be used as a heliport. He reported Channel 4 helicopters land back there and their vehicles travel back there.

Mr. Valentine requested that whatever visual blockage or buffer would be used that it be maximized. He suggested seven-foot trees instead of five-foot trees and that it be extended all the way down to the entranceway from Logan's Ferry Road. He explained he is located on the end and he understood that they have to have a view when entering and exiting the entranceway. He requested anything that could be done to visually minimize the impact would be helpful.

Mr. Valentine requested that he be allowed to look at the E & S Plan to see how they propose the drainage. He understood there will be a portion of the property on their side that would have to

drain toward the Airport Road. He suggested a swale or ditch to catch it and divert it into the storm sewer. He felt if that is improved then the Rogus' would not have to worry about flooding and any drainage coming off of the property can be properly distributed into the storm sewer.

ADJOURNMENT

There being no one else come forward at this time, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Timothy J. Little
Municipal Manager

TJL/sam