

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

FEBRUARY 15, 2023

AGENDA

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

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: Kimberly Krivda, Bruce Walker, Paula Montgomery, Ronald Massung, Leonard Bertoni and Paul Whealdon. Mr. Pokusa and Mrs. Lawrence were absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of January 18, 2023, a motion was duly made by Mr. Walker to approve them, as submitted, and Mrs. Montgomery seconded it. Upon a voice vote, the motion carried unanimously.

OLD BUSINESS

CONDITIONAL USE 22-5-C

BOWSER GENESIS

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 40,500 cubic yards of earth. The project area is approximately 16.80 acres and known as Tax Parcel ID 1107-H-175 in the C-2, Business/Commercial Zoning District.

This application was tabled at the January 18, 2023 meeting.

CONDITIONAL USE 22-6-C

BOWSER GENESIS

The applicant is requesting Conditional Use approval to establish a vehicle sales business on a 16.80-acre vacant parcel of land adjacent to the existing Bowser Dealership on Route 286. The property is known as Tax Parcel ID 1107-H-175 in the C-2, Business/Commercial Zoning District.

This application was tabled at the January 18, 2023 meeting.

Mr. Whealdon reported these applications were tabled at the January meeting so the planning commission has to untable them to take further action.

Whereupon, Mr. Walker duly made a motion to untable Conditional Use 22-5-C and Conditional Use 22-C and Mr. Bertoni seconded it. Upon a voice vote, the motion carried unanimously.

Mr. Lenny White, an engineer with KU Resources, came forward representing the applicant. He reported it is located on Route 286 near the intersection with Route 22 across from the Park 'N Ride. He stated they are proposing over a 19,000 square foot new vehicle sales service area. He presented elevations from the Architect and explained them. He pointed out the primary access is off of Route 286 at the light which circulates up to the showroom. He reported they are up to 46,000 yards of material. He stated they are proposing two retaining walls to hold the site up. He pointed out the Park "N Ride and the access drive up into the building with the showroom in the front then the service drop off, new car delivery and parts and service in the back. He pointed out Routes 22 and 286 and reported they are proposing retaining walls on the northern side and southern side of the building to give them the usable space. He explained the rest between the turnaround and Routes 22 and 286 is all new inventory. He reported the utilities are available on Route 286.

Mrs. Krivda inquired whether the applicant has complied with all the requirements. Mr. Whealdon reported the municipality's concern was for the retaining walls and the applicant has provided information. He explained how the geo-technical engineers having been working on it and 90 percent of the items have been addressed. He reported PennDOT will also review it because it will encroach into their slope easement on Route 22 and they will need a highway occupancy permit for the entrance off of Route 286. He stated they are far from completion but wants it to move forward. He felt the biggest hurdles have been addressed.

There being no discussion, Mrs. Montgomery duly made a motion to approve Conditional Use Application Nos. 22-5-C and 22-6-C. Mr. Massung seconded it and upon a voice vote, the motion carried unanimously.

#### NEW BUSINESS

##### SUBDIVISION 23-3-SUB

##### MONROEVILLE VOLUNTEER FIRE COMPANY NO. 1

The applicant is requesting preliminary and final subdivision approval to consolidate Tax Parcels 639-R-052, 639-R-153 and a portion of Orchard Way that was vacated by the Municipality of Monroeville into Lot 1-C with a total acreage of 0.706 acres. The properties are located at 122 Elmwood Street in the R-2, One-Family Residential Zoning District.

Mr. Terry Siefers from Gen 3 Surveying came forward representing the applicant. He reported a portion of Orchard Way was recently vacated and the fire department would like to combine the vacated portion in green with the two pieces in pink which are owned by the fire company under two separate deeds and make it into one property. He explained no one else occupies the property except the fire department that uses it for their EMT and fire vehicles.

Mr. Whealdon reported it is a simple subdivision consolidation which took a lot of work to get to the planning commission because there was a lot of history involved with the property lines. He explained the municipal and county engineers have reviewed it and it is ready to be approved. He added it would clean up the property lines.

There being no further discussion, Mr. Walker duly made a motion to approve Subdivision No. 23-SUB and Mr. Bertoni seconded it. Upon a voice vote, the motion carried unanimously.

ADJOURNMENT

Mr. Whealdon reported this was Mrs. Krivda's last meeting after serving the planning commission for eight years. He thanked her for her time because it was much appreciated. Mrs. Krivda reported it has been a very eventful eight years and she learned a lot. She felt a voluntary position is more than just volunteering because the participant gains a lot of knowledge and there are a lot of resources. She stated the volunteer is giving a service to the residents of Monroeville and the community. She suggested it should be taken seriously. Mr. Whealdon reported the municipality appreciates volunteers and thanked her.

Whereupon, Mrs. Montgomery duly made a motion to adjourn the meeting at 7:44 p.m. and Mr. Walker seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Anthony Pokusa  
Chairman

AP/sam