

MUNICIPALITY OF MONROEVILLE

COUNCIL WORK SESSION

JULY 6, 2023

MINUTES

The meeting was called to order by Deputy Mayor Eric Poach at 7:40 p.m. immediately following the Citizens' Night Meeting.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Deputy Mayor Poach, Joe Hyzy, Bob Stevenson, Steve Wolfram, Mike Adams, Bob Williams, Dennis Biondo, Tim Little, Bob Wratcher, Rosie Rock, Paul Hugus, Joe Sedlak and Paul Whealdon. Mayor Gresock was absent.

EXECUTIVE SESSION ANNOUNCEMENT

Council conducted an Executive Session on June 21, 2023 from 6:30 p.m. to 7:30 p.m. with the Public Partners Consultant and before Citizens' Night on July 6, 2023 from 6:15 to 7 p.m. for personnel and litigation reasons. Council legislative action, if any, shall be taken at the July 11, 2023 Regular Council Meeting.

APPROVAL OF MINUTES

Council then considered approval of the minutes of the Citizens' Night Meeting of June 6, 2023, Council Work Session of June 6, 2023 and the Regular Council Meeting of June 13, 2023. There was no discussion.

APPROVAL OF REPORTS OF TAX COLLECTIONS

Council considered approval of the Reports of Tax Collections. There was no discussion.

LIST OF BILLS, BUDGET TRANSFERS AND PAYROLL

Council then considered approval of the List of Bills in the amount of \$1,831,803.06, Budget Transfers and Payroll in the amount of \$1,138,130.07 for the month of June 2023. There was no discussion.

VACANCIES ON BOARDS, COMMISSIONS AND AUTHORITIES

Vacancies exist on the Boards, Commissions and Authorities for 2023.

CONSENT AGNEDANEW BUSINESS

## SITE PLAN 23-4-ST

BURGER KING

The applicant is requesting Site Plan approval to construct a fast food restaurant, Burger King. The property is located at 1737 Golden Mile Highway, Tax Parcel 1243-A-117, in the C-2, Business/Commercial Zoning District.

The Planning Commission recommended approval.

## CONDITIONAL USE 23-4-C

BURGER KING

The applicant is requesting Conditional Use approval to operated a drive-through window for a fast food restaurant, Burger King, pursuant to Ordinance No. 2680 and Monroeville Zoning Ordinance No. 1443, as amended. The property is located at 1737 Golden Mile Highway, Tax Parcel 1243-A-117, in the C-2, Business/Commercial Zoning District. (Public Hearing)

The Planning Commission recommended approval.

Mr. Williams inquired whether they would demolish the Dollar Store and Mr. Little answered affirmatively.

Mr. Robert Dennis came forward representing the applicant and he presented the architectural renderings of the building. Mr. Wratsher requested he give a overview of the site plan and its location. Mr. Dennis reported they have comments from different reviewers and the main outstanding comment was that they miss counted the parking spots but they have a solution. He pointed out the site plan and indicated there were no variances required.

Mr. Whealdon briefly explained the site and pointed out Old Abers Creek Road, Route 286, the site of the existing Family Dollar that will be demolished, Richenbaucher Drive, and the doctor's office. He stated it is existing site and it has a new underground storm water detention system that will be reused. He indicated there are no changes so it is the same amount of impervious area. He reported there are a couple of outstanding storm water comments but they should be easily addressed by the engineer. He mentioned there were a bunch of variances granted for the Family Dollar which carry over to this project so the only additional variance they needed was for the trash enclosure that was granted by the zoning hearing board.

Mr. Wratsher inquired whether it is a standard Burger King and Mr. Whealdon answered it is a newer, better version. He added the one in Plum Borough would close and move here. He stated it is a new footprint and new model. Mr. Dennis explained it is a little smaller and their average store is 3,500 square feet and this is a little under 3,100. He stated the average McDonald's is 4,100 square feet.

Mr. Poach inquired about the issues related to the parking and Mr. Dennis stated they miss counted the parking spots but they would be able to add one. Mr. Whealdon stated it would not be a problem and added most of these restaurants do not sit-down tables and it is mostly drive through. He pointed out it will be a double drive-through.

Mr. Little questioned whether there was an entrance off of Abers Creek Road and Mr. Whealdon answered negatively. He stated there is a signalized intersection and the main entrance is off of Richenbaucher and there is a right turn in and right turn out off of Route 286 with a turning lane down the center.

Mr. Dennis pointed out the underground detention system and stated there is so little change to the impervious cover that the existing storm water system is sufficient. He added the drive-through faces Route 286.

Mr. Little inquired whether there would be a monument sign and Mr. Whealdon answered the applicant has not applied for one yet but there are some on the building. He added there will probably be a pylon sign which will be a separate permit.

Further discussion ensued.

#### MOTIONS

##### MOTION

A motion to approve a full-page advertisement for the 2023 Gateway Sports Hall of Fame commemorative program booklet in the amount of \$100.

##### MOTION

A motion to approve a half-banner advertisement in the Chabad of Monroeville 14<sup>th</sup> Annual Jewish Community Calendar in the amount of \$250.

#### RESOLUTIONS

##### RESOLUTION

A resolution confirming that the Municipality of Monroeville has formally requested Act 152 funds, has designated an official to perform the required duties between the Municipality of Monroeville and Allegheny County Economic Development and assures the provision of local matching funds and compliance with all other provisions of Act 152.

Mr. Adams questioned the location.

Mr. Hugus explained these two resolutions are concurrent with the Act 152 Application to Allegheny County Economic Development. He reported the applications have been submitted for four properties and this is like a pre-application phase. He explained if the municipality is awarded then there will be a show cause hearing at that point in time. He stated the four properties are 1592 Lynn Avenue, 336 Steele Street which was a show cause hearing that took place two years ago, 2060 Monroeville Road and 100 Mawco Drive.

RESOLUTION

A resolution that the Municipality of Monroeville determines and declares that the indicated structure meet the blighted property definition under Act 152 and will undergo local agency condemnation proceedings.

Mr. Hugus reported this has to be done to get the application submitted then if it is approved the show cause hearings have to take place in front of council.

Mr. Poach asserted these would be acted on at the council meeting. Mr. Hugus concurred and added the municipality will not hear back from the county until later in the year or next year.

ORDINANCESORDINANCE

An Ordinance of the Municipality of Monroeville, Allegheny County, Pennsylvania, to adopt a proposed amendment to the Home Rule Charter to delete language that requires a residency requirement for the Municipal Manager and authorizing the submission to the Allegheny County Department of Elections for placement on the ballot of the November 7, 2023 General Election.

Mr. Wratcher explained this procedure is necessary to make a change to the Home Rule Charter and the ordinance will be forwarded to the department of elections prior to August 8, 2023 then they will fashion a ballot question that the citizens will vote on in the November Election.

Mr. Poach reported this is because a search is being done for the municipal manager's position.

REPORTS OF MUNICIPAL STAFFMUNICIPAL MANAGER'S REPORTNATIONAL NIGHT OUT

Mr. Little reported National Nigh Out is scheduled for August 1, 2023 from 6 to 8 p.m. at the Community Park West, Pavilion Nos. 2 and 4.

PUBLIC COMMENTS – ANY MUNICIPAL ITEMS

No one came forward at this time.

REPORTS OF COUNCILSEVENTH WARD COUNCILMAN DENNIS BIONDO

Mr. Biondo reported the Parks and Recreation Summer Brochure is available and the QR code was on the screen for the Summer Program Guide. He stated this year there are a number of mini camps, new nature hikes and a theater Summer camp program for kids. He added there are pickle ball lessons, Zumba, yoga and body weight circuit training that will take place in the facilities in Monroeville.

Mr. Biondo commended everyone for doing a great job on the Fourth of July Parade and reported he had a great time walking in it. He thanked everyone for their hard work.

SIXTH WARD COUNCILMAN BOB WILLIAMS

Mr. Williams directed all of council to bring their agendas back to the council meeting to recycle them. He reported license plate replacement is free and the MV46 Forms are available in the police department. He stated \$100 fines will be issued for illegible license plates. He encouraged everyone to get a free plate if theirs is in bad shape. Mr. Wolfram added that form is available at the notary's office. Mr. Williams thanked the Fourth of July Committee, Jim Johns, Paul Estok, public works, the road crew and the police department. He stated it was a nice safe event. Mr. Williams encouraged everyone to keep their eyes open for upcoming senior citizens' events. He reported the hot dog roast was spectacular. He also reported there are a lot of activities at the library and mentioned a program there recently where a woman was teaching people how to make rugs. He reminded everyone of the Farmer's Market at the Monroeville Mall on Saturdays. He pointed out he has his Fourth of July tie on because every day in America is like the Fourth of July. He stated how wonderful it is to live in America.

FIFTH WARD COUNCILMAN MIKE ADAMS

Mr. Adams commended everyone that worked on the Fourth of July Parade.

FOURTH WARD COUNCILMAN STEVE WOLFRAM

Mr. Wolfram was glad to be back at the meeting and he hoped he could continue. He thanked everyone who prayed for him.

THIRD WARD COUNCILMAN BOB STEVENSON

Mr. Stevenson commended the Chief of Police and all the officers for doing a fantastic job and Mr. Hugus and public works were great. He felt the parade was very nice and he enjoyed it. He suggested different candy instead of tootsie rolls because no one wanted them.

FIRST WARD COUNCILMAN JOE HYZY

Mr. Hyzy thanked everyone for the Fourth of July Festivities and Parade. He gave special thanks to the residents that came out and reported it was a very well attended parade. He gave also thanked the food vendors at the end of the parade from the local communities and reported it was appreciated.

Mr. Hyzy reported his telephone broke over the weekend and people can text him but cannot call him.

SECOND WARD COUNCILMAN ERIC POACH

Mr. Poach also commended everyone for a terrific job on the Fourth of July Parade. He felt it is one of the best parades in Allegheny County in the area and it gets better and better each year. He reported it came back after Covid and is something to be proud of.

Mr. Poach reported the air conditioners for the library will not be available until November. He commended the public works for the excellent work. He pointed out the equipment they are using has been there since 1965 and they put their emergency plan in operation and continued to serve the public.

ADJOURNMENT

There being no further business to come before council, at this time, Mr. Stevenson duly made a motion to adjourn the meeting at 8:05 p.m. and Mr. Wolfram seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Timothy J. Little  
Municipal Manager

TJL/sam