

MUICIPALITY OF MONROEVILLE

COUNCIL WORK SESSION

OCTOBER 3, 2023

MINUTES

The meeting was called to order by Mayor Nick Gresock immediately following the Citizens' Night Meeting at 7:25 p.m.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Mayor Gresock, Joe Hyzy, Eric Poach, Steve Wolfram, Mike Adams, Bob Williams, Dennis Biondo, Joe Sedlak, Bob Wratcher, Josie Rock, Paul Hugus, and Paul Whealdon.

PUBLIC HEARING

Revised/Updated Zoning Ordinance and Map/Intent to Rezone Properties.

Mr. Whealdon reported the revised/updated zoning ordinance is a long time coming and the current one is from 1984. He pointed out the document increased from 100 to over 400 pages with a lot of new information.

Mayor Gresock explained there were changes then it was submitted to the county and returned and another public hearing was scheduled because of some of the changes. Mr. Whealdon stated most of the changes were from split zoning removals. He explained when he reviewed the map he found a lot of properties that were split zoned so he tried to make zoning designations follow properties lines to eliminated them. He reported it created so many that it created a large revision so a public hearing was necessary. He stated the physical map is the only change from the last public hearing and none of the information in the ordinance has changed just the colors on the map. He added he tried to make them follow properties boundaries. Mayor Gresock inquired whether it was successful in every case and Mr. Whealdon reported of the 100 properties about half of them did not want any changes but the other ones he changed.

Anyone who wanted to speak was severally sworn.

DAVID MINTZ

Mr. David Mintz, resident, came forward to express his concerns about the zoning ordinance regarding the oil and gas. He mentioned how he represented many people such as Sustainable Monroeville, Protect PT and other citizens of Monroeville and Pitcairn. He reminded everyone of one other change since the last public hearing was to change language in the ordinance to keep the industrial practice of fracking and other oil and development in the M-2, Industrial Zone. He explained previously there was a change in the proposed ordinance to allow oil and gas development in an expanded landfill zone but also in all the conservancy zones in Monroeville. He reported that has been reversed and the language was removed and in both the revised zoning map and the use table in the new ordinance shows it. He explained the change maintains the buffer zone around the landfill for the communities of Monroeville and Pitcairn that border it. He pointed out the usage table will no longer

allow oil and gas development in that landfill zone or the conservancy zones in Monroeville as it was in the proposed ordinance until the change was made.

Mr. Mintz reported if the proposed zoning ordinance is voted on as is, the oil and gas development will only be allowed in the M-2, Industrial Zone not in the conservancy zones and in the expanded landfill zone. He thanked council for having the concerts on Sundays in the Summer at the Tall Trees Amphitheater at Monroeville Park which is a conservancy zone. He thanked council for listening to the residents and making the change.

ANDREW RICHMOND

Mr. Andrew Richmond, a resident, came forward to express some general concerns about the rezoning and he referred to 856B, 354 and 355 which will turn it to M1 Industrial. He stated it is currently used to store PennDOT salt and parking. He pointed out there are currently no industrial sites adjoining it and it looks like it is all residential. He felt it joined the Gateway Middle School property. He questioned whether it should be rezoned industrial because nothing else in the area is industrial and it is all residential and there is a school next door. He referred to 642N, 398-0-1 which is the Wilmerding/Trafford Road area owned by Norfolk Southern. He questioned it because it was going from S, Conservancy to M2, Industrial but there is other contiguous M2, Industrials in that area. He pointed out again that it abuts the residential area by the Mellon Plan in that area. He stated it does not look like it is split and either are the other two PennDOT areas. He felt it did not make sense to transfer those two to something other than what they are currently and it would open it up to possibly having a fracking pad located next to the residents in the Mellon Plan. He suggested it would be 500 feet away so it would probably be illegal. He argued again doing it.

LOIS DRUMHELLER

Mrs. Lois Drumheller, resident, came forward to express her concerns. She requested for the record that all the transcripts that are available from tonight would be jointed with those of the first public hearing in April and Mayor Gresock agreed.

Mrs. Drumheller commented about how much information had to be reviewed and reported the municipality is reset to the original area that would have allowed an adequate buffer zone around the landfill which has its own problems. She mentioned the map and use table show her exactly what she requested on April 4 but when she looks at the very long document that has sections with descriptions of injection wells are added to it. She explained the whole comprehensive zoning ordinance for oil and gas has never been concise concerning the how to. She was hopeful that the current proposed ordinance would be passed and she has always requested a ten-year plan for the development. She suggested it should be shown in the ordinance when a well goes past its life and needs to be capped and sealed, it needs to be shown in the ordinance and there should be a bonding and insurance. She recommended a minimum of \$25 million in the event of accidents involving people and property. She wanted to leave the question open about revisiting the wording of the ordinance which would include the how-to steps to make sure there are adequate studies, documentation of the proposed plan and its affects, specified fines and penalties for failure to comply with the ordinance. She assumed an unconventional oil and gas well could be placed in the M2 and felt the ordinance should be named preferably for wherever oil and gas goes so there are appropriate enforcement mechanisms in the event that the well pad operator fails to abide by properly enacted regulations. She requested that process be

left open for going through the ordinance again with wording. She reported that in 2018 Sustainable Monroeville came as a group and had some reference as to why it should be that way. She thanked council and looked forward to the proposed zoning ordinance being completed.

Mayor Gresock reported the proposed ordinance has been a long time coming and he thanked staff, planning commission, residents, council and management for working on it. He felt it is a good thing for Monroeville and really needs to be updated.

Mayor Gresock read into the record a comment from a resident, Jon Edd (see attached) protesting the rezoning of the properties 1244-F-310 and 1244-F-365 from S, Conservancy to M-1 Planned Industrial.

There being no one else come forward to give testimony concerning the zoning ordinance, Mr. Hyzy duly made a motion to close the public hearing and Mr. Poach seconded it. Upon a voice vote, the motion carried unanimously.

Mayor Gresock inquired whether council wanted this included on the agenda for next week and Mr. Wratcher pointed out council has 90 days to act from the public hearing date. It was the consensus of council to have it included on the agenda for the regular council meeting.

Mr. Stevenson commented this has been a long time coming and it has been worked on for many years. He wanted to see council act on it as soon as possible.

EXECUTIVE SESSION ANNOUNCEMENT

Council conducted an executive session on September 20, 2023 and September 27, 2023 from 6:30 to 8:30 p.m. and before Citizens' Night Meeting on October 3, 2023 from 6:15 to 7 p.m. for personnel and litigation reasons. Council legislative action, if any, shall be taken at the October 10, 2023 Regular Council Meeting.

APPROVAL OF MINUTES

Council considered approval of the minutes for the Citizens' Night Meeting of September 5, 2023, Council Work Session of September 5, 2023 and the Regular Council Meeting of September 12, 2023.

There were no comments or questions.

APPROVAL OF REPORTS OF TAX COLLECTIONS

Council considered approval of the Reports of the Tax Collections.

There was no discussion.

LIST OF BILLS, BUDGET TRANSFERS AND PAYROLL

Council considered approval of the List of Bills in the amount of \$2,025,667.63, Budget Transfers and Payroll in the amount of \$1,672,785.46 for the month of September 2023.

There were no comments or questions at this time.

VACANCIES OF BOARDS, COMMISSIONS AND AUTHORITIES

Council will consider the vacancies of boards, commissions and authorities at the council meeting.

CONSENT AGENDAOLD BUSINESS

CONDITIONAL USE 23-5-C

RT22 MTWP, LLC

The applicant is requesting Conditional Use Approval to install a billboard pursuant to Monroeville Zoning Ordinance, No. 1443, as amended, Section 307.14, Billboards. The property is located along William Penn Highway, Tax Parcel 743-J-297, in the C-2, Business/Commercial Zoning District.

The Planning Commission recommended denial of this application.

The applicant requested tabling this application until November 9, 2023 and waived all time limits.

Mayor Gresock reported council can leave it on the table at the meeting with no action and it will move to November.

NEW BUSINESSCBRE, INCORPORATED (BANK OF AMERICA)

The applicant is requesting Site Plan approval to construct a bank and associated site amenities. The property is located at 4032 William Penn Highway, Tax Parcel ID 743-M-275, in the C-2, Business/Commercial Zoning District.

The Planning Commission recommends approval of the application.

Mr. Tom Cenna, from Rettew Associates, came forward representing the applicant. He reported they would remove the existing Taco Bell Building in the Miracle Mile Shopping Center and construct a new 4,300 square foot Bank of America. He pointed out the parking and landscaping on the plan and indicated they are still working on the stormwater utilities. He reported there will be an ATM window of the eastern side of the building and they are leasing that portion which is .9 acres of land off of PZ Miracle Limited.

Mayor Gresock inquired whether they would be leasing the entire property that Taco Bell currently occupies and Mr. Cenna answered affirmatively. Mayor Gresock questioned whether the building footprint would be larger and Mr. Cenna answered negatively. He indicated it would be smaller and they are currently at 4,270 square feet.

Mr. Whealdon asserted it is a good project for the area and they will install additional sidewalk and more landscaping than what currently exists.

Mr. Poach inquired whether the traffic pattern is the same and Mr. Whealdon indicated it is very similar. He stated the municipal traffic consultant asked them to extend a couple of concrete islands. Mr. Cenna explained they extended one island to restrict turns when a motorist comes in. He reported it restricts the access toward the bank store frontage and he discussed it with the traffic consultant and he agreed to only have it on the one side. He added the owner had originally requested it.

Mr. Poach voiced his concerns with being able to have access for emergency vehicles. Mr. Whealdon stated that was a concern of the traffic consultant but the bank use is very low volume traffic so it would not be a problem. Mr. Poach explained traveling eastbound from Strochein Road into that entry there would be a tough S turn. He stated there is an island then there would be a hard left back into that space. Mr. Whealdon reported the fire official reviewed it and did not have any comments. Mayor Gresock asserted they can get around the building and Mr. Cenna added they have provided traffic circulation.

RESOLUTIONS

RESOLUTION

A resolution authorizing the distribution of the 2023 General Municipal Pension System Aid pursuant to the Municipal Pension Plan, Act 205 of 1984.

Mr. Sedlak reported this is a housekeeping issue that is done every year.

REPORTS OF MUNICIPAL STAFF

MANAGER'S REPORT

2024 BUDGET PRESENTATION

Mr. Sedlak reported the 2024 Budget will be presented at the Regular Council Meeting on October 10, 2023.

HOUSEHOLD HAZARDOUS WASTE AND ELECTRONIC COLLECTION EVENT

Mr. Sedlak reported the Household Hazardous Waste and Electronic Collection Event is scheduled for October 14, 2023 from 9 a.m. to 1 p.m. at Public Works. Registration is at NobleEnviro.com.

GREAT PUMPKIN 5K RACE

Mr. Sedlak reported the Great Pumpkin 5K Race is scheduled for October 22, 2023 at 8 a.m. at the Monroeville Community Park West. Registration is with Monroeville Foundation.

CHANGE CITIZENS' NIGHT AND AGENDA SETTING DATE

Mr. Sedlak reported the November 2023 Citizens' Night Meeting and Council Work Session meeting date will be changed from November 7, 2023 to November 9, 2023 due to Election Day.

Mr. Sedlak congratulated John Hyzy on his recent retirement. He reported he was a foreman at the Community Park and worked for the municipality for 30 years. He stated he was a good employee and will be missed.

REPORTS OF COUNCIL MEMBERSSEVENTH WARD COUNCILMAN DENNIS BIONDO

Mr. Biondo thanked everyone for their comments and everyone who worked on the zoning ordinance. He reported he worked on it during his tenure on the planning commission.

Mr. Biondo reported the Trail and Treats will be held on October 28, 2023 which is the Saturday before Halloween. He reminded everyone of Election Day in November and reported the mail-in ballots will be going out next week.

SIXTH WARD COUNCILMAN BOB STEVENSON

Mr. Williams reminded everyone that it is Breast Cancer Awareness Month and encouraged all the women to get their mammograms and go to the doctor. He reported he attended the Heritage Day Festival and he met people from Sewickley, Plum, Penn Hills, Turtle Creek and Virginia. He stated it was a beautiful day and he thanked the Monroeville Historical Society for their tireless hours of service. He encouraged everyone to visit the McGinley House.

Mr. Williams reported the construction on Route 22 has been going well and all the work in Churchill is really nice. He stated it is smooth and they are doing a great job. He encouraged everyone to find another route around it and to have patience until they are finished.

Mr. Williams wished everyone Happy Halloween and reminded everyone to be safe and watch for the kids.

THIRD WARD COUNCILMAN BOB STEVENSON

Mr. Stevenson reported the traffic is bad in Monroeville and encouraged everyone to have patience. He suggested everyone be careful and take their time.

SECOND WARD COUNCILMAN ERIC POACH

Mr. Poach welcomed Messrs. Stevenson and Wolfram back to the meeting. He reported the Heritage House has a new curator and they have enhanced their displays in the McGinley House because of additional pieces from the storage area. He pointed out it is all done by volunteers and they did a wonderful job. He stated there was a picture of his grandmother's house on the wall from the 1900s. He encouraged everyone to visit.

Mr. Poach was anxious to get the zoning ordinance completed.

FIRST WARD COUNCILMAN JOE HYZY

Mr. Hyzy congratulated his brother on his recent retirement after 30 years and reported he has not seen him since Friday. He reminded everyone to be careful on Halloween Night with the Trick or Treat.

MAYOR NICK GRESOCK

Mayor Gresock congratulated John Hyzy on his recent retirement and wished him the best. He encouraged everyone to vote yes on the referendum on Election Day and reported the mail-in ballots will be sent soon. He also referred anyone with questions to call him or their council member.

Mayor Gresock wished his wife a Happy 20th Anniversary.

ADJOURNMENT

There being nothing further to come before council, at this time, a motion was duly made by Mr. Wolfram to adjourn the meeting at 7:48 p.m. and Mr. Biondo seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Joe Sedlak
Acting Municipal Manager

JS/sam