

Pledge of Allegiance

Present:

Present at the meeting: Ryan Lemke, Jayne Hoy, Bob Mitall, Edward Patrick, Chris Kerns, Anthony Livecchi and Community Development Director Jim Morrison.

Absent:

Council Liaison Carl Stepanovich and James Olszewski

Approval of Minutes: Ms. Hoy made a motion to table the minutes until clarification about a specific matter is validated. Mr. Patrick seconded. All voted aye. Motion passes.

PUBLIC HEARING

A public hearing on CU-8-22, DNA Corporate Office and Retail Center, Manor and Wilson Road, Tax Parcel 49-21-00-0-087, Major Excavation, B Business District.

The public hearing began at 7:00 p.m. Chairman Mitall instructed everyone on the procedure for the hearing. A stenographer was present to record the meeting. Mr. Lemke swore in anyone who wanted to give testimony.

Ray Gusty from Fahringer, McCarty, Grey is the representative speaking on behalf of the applicant. Mr. Gusty stated that he is here tonight to address the concerns regarding the major land excavation. There is a total cut of 254,000 cubic yards, plus 35,500 total yards of topsoil for a total excavation of 289,500 cubic yards. They are slightly out of balance, but they can raise the sight approximately two inches to balance the cut and fill. The issue will be getting rid of the topsoil as there is approximately 34,000 cubic yards of topsoil that either needs to be sold or given away or hauled to an approved disposal area. Mr. Gusty advised that there was one concern that the municipal staff had about the cut slope below the Buckeye pipeline. Mr. Gusty stated that they had a slope stability analysis done and found it was stable and there are no issues with that cut.

There were no comments or questions on this matter.

Ms. Hoy made a motion to close the public hearing. Mr. Kerns seconded. All voted Aye.

The public hearing was concluded at 7:07 p.m.

PUBLIC HEARING

A Public Hearing on Z-3-22 Fischione Enterprises, Inc. to rezone approximately 54.6 acres located at Wiestertown Road and Hilty Road, tax parcels 49-12-00-0-051 and 49-08-00-0-012, from R-R Rural Residential zoning to R-1 Residential zoning.

The public hearing began at 7:08 p.m.

Bill Sittig is the representative speaking on behalf of the applicant. Mr. Sittig stated that they have been in front of the planning commission, informally, in the past and there has been work with the staff, and certain considerations have been made, and there has been a substantial amount of engineering done on the site just to be able to validate what their approach is, and there has been improvements to the site and how it will work in the R-1 District.

Paul Fischione spoke next about his vision of the site. A slideshow presentation was presented that showed the property information, some background information regarding Mr. Fischione, the process on how he made a decision to purchase and develop the acreage, the layout of the land, his vision for the housing, and the amenities of the location.

There were no comments or questions on this matter.

Ms. Hoy made a motion to close the public hearing. Mr. Patrick seconded. All voted Aye.

The public hearing was concluded at 7:23 p.m.

PUBLIC HEARING

A public hearing on Z-4-22, Fox Jr. Development to rezone approximately one acre of land located at 4075 William Penn Highway, tax parcel 49-14-02-0-098, from M-U Mixed-Use zoning to B Business zoning.

A public hearing on Z-5-22, Timothy and Patricia DeBiasse to rezone approximately 1.5 acres of land located at 4051 William Penn Highway, tax parcel 49-14-02-0-097, from M-U Mixed-Use zoning to B Business zoning.

The public hearing began at 7:24 p.m.

Attorney Robert Ament is the representative speaking on behalf of the applicants. Mr. Ament stated that these two properties sit side by side and they have all the common elements, as far as getting in and getting out. Mr. Ament handed out packets to the planning commission members. Mr. Ament advised that by making this presentation, his clients feel that they staying consistent with the overall plan in Murrysville. These two properties are now currently zoned as M-U and are surrounded by other properties and businesses zoned as B. Mr. Ament advised that he would like the planning commission to take this into consideration and have these two properties re-zoned to B.

There were no comments or questions on this matter.

Ms. Hoy made a motion to close the public hearings. Mr. Lemke seconded. All voted Aye.

The public hearing was concluded at 7:31 p.m.

PUBLIC HEARING

A public hearing on Z-2-22 Redstone Presbyterian Senior Care to rezone approximately 36.3 acres located at Cline Hollow Road, tax parcel 49-15-05-0-013, from R-2 Residential zoning to R-3 Residential zoning.

The public hearing began at 7:50 p.m.

John Dixon, President and CEO of Redstone Presbyterian SeniorCare is first to speak regarding the project. Mr. Dixon advised that with him tonight is Jonathan Garczewski from Gateway Engineers, and Corporate Council Attorney Daniel Hudock. Mr. Dixon gave some background information about Redstone. They are a 501C3 Non-Profit Continual Care organization that was established in 1982. They have three facilities in Murrysville, Greensburg and North Huntingdon providing skilled services. The Greensburg location has 77 beds. They have a total of 133 personal care units and 260 independent living units. They have 28 villa homes at their North Huntingdon location. They have 19 condominium units that they own from Redmont Village in Greensburg, and they manage that campus as well. Total units owned are 548 units. In addition to operating their campuses and other property holdings, they operate a management company, staffing agency, construction company and a home community-based organization system known as Redstone at Home.

Mr. Dixon advised that their revised site plan consists of four complexes of 26 units in each building, for a total of 104 apartments. The design for these would be a Frank Lloyd Wright type of design. It would also include a clubhouse, and a small maintenance garage. The properties would not be cleared cut of trees to maintain the beauty of the land.

Jonathan Garczewski from Gateway Engineers next spoke about project. The Plan was presented and Mr. Garczewski pointed out the area on which they want to re-zone and develop the property and stated again that they would like to build four complexes with 26 units in each building for a total of 104 apartments.

PUBLIC COMMENT:

Vito Cedro III of 2930 Arrowhead Court stated that he has lived at his residence since 1983. He asked questions relating to when the proposed property was bought and for how much, how much frontage does the proposed property have along Cline Hollow road, EMS access, and where the roads will go in for the new site? Mr. Garczewski stated that all points of access for the new development would be through Cline Hollow Road. No new roads will be made on Apache Lane or Sequoia Court.

Stephanie Wedge of 5055 Sequoia Court stated that she is representing the residents from the Mystic Hills neighborhood. Ms. Wedge stated that she was at the March and August meetings and said that Redstone has taken the residents feedback and input and

tonight she heard the phrase “access to Sequoia Court” and that makes her more nervous than anything. Ms. Wedge stated that the residents of mystic hills wants to make sure they preserve their neighborhood; there are 65 homes in their community with an average home being 60 years old. They have 35 children in the neighborhood: two being special needs. They have no cul-de-sac’s; they’re four dead-end streets, as they’re a very closed in community and they would like to keep it that way. Stephanie further went on to address the three concerns of the Mystic Hills Residents: 1. If development does not decide to happen, someone else can just come in there and do whatever they want. They don’t like that. 2. They understand that it’s not Redstone’s intention to open up any of their four dead-end streets and they would like to keep it that way to eliminate all the extra traffic that would come through. 3. FTMSA is going through a major sewage upgrade in their plan and it’s supporting the 65 homes but they’ve just recently found out that their waterlines are crumbling. She stated that if Redstone’s development is based on Mystic Hill’s infrastructure, it will triple the capacity, that poses another risk for losing water. Ms. Wedge stated that she did give a petition to Mr. Morrison with 95 signatures on it and to please listen to their concerns.

Andy Sites 4971 Cline Hollow Road stated that as he saw the plan layed out tonight, he finds it more disturbing than what he initially heard about the plan. He stated that there has been many accidents because it’s on a blind curve and if they build the new development, the accidents will double. His second concern about the development is the infrastructure. He stated one of the things he witnessed while living at his home is when the gas line broke behind Panera Bread and they had to evacuate Redstone and ambulances as far as 2 hours away from Franklin, PA had to come help evacuate and it took 6 to 8 hours to evacuate the building. Mr. Sites further went onto say if they would add another building with another 104 people and something like this would happen again, it’s going to be dangerous.

Harold Lester 4975 Cline Hollow Road asked Redstone for a copy of the site plan. He then went onto say that he spent a lot of time looking at the vision plan that was adopted in 2015 and it concerned many things about Murrysville and what Redstone wanted to do in the next 10 years. One of the big things Redstone said in their 2015 vision plan was “we must enhance the community’s commitment to quality education, open spaces, physical responsibility, responsible development and business opportunity. It also says “Murrysville is best characterized by large residential lot sizes and retention of its wooded hillside and valleys”. Mr. Lester stated that those wooded hillsides and valleys are on Cline Hollow behind where he lives and he would hate for them to be disturbed because he can sit on his back porch and watch bats and owls and see the little and big dipper. He said if Redstone would build the apartment buildings behind them with all that light, he feels that, that is light pollution and he would no longer be able to see all that stuff. He asked the planning commission to think about what he mentioned tonight, read the vision station from 2015 before making recommended approval onto council. He stated it is very eye opening.

Ms. Hoy made a motion to close the public hearings. Mr. Patrick seconded. All voted Aye.

The public hearing was concluded at 8:16 p.m.

Other Business: None

Adjournment: Ms. Hoy moved to adjourn at 8:30 p.m. Mr. Patrick seconded. All members voted aye. Motion Approved: 6 - 0 .