

Pledge of Allegiance

Present:

Present at the meeting: Council Liaison Carl Stepanovich, Ryan Lemke, Bob Mitall, Edward Patrick, James Olszewski, Chris Kerns, Chris Livecchi and Chief Administrator Jim Morrison.

Absent:

Jayne Hoy

Approval of Minutes: Mr. Patrick made a motion to approve the February 8, 2022, minutes. Mr. Olszewski seconded. All voted aye. Motion approved.

Public Comment: None

Old Business:

1. An advisory hearing on a request by Redstone Highlands to rezone approximately 36.857 acres, Tax parcel 49-15-05-00-013, 3907 Arrowhead Court from R-2 Residential Zoning to R-3, Residential Zoning.

Jonathan Dickson, President & CEO of Redstone Highlands is first to speak. Mr. Dickson advised that his journey has led him to build retirement communities from Mississippi to Vermont. He further stated that in building these communities that there is a good sense called common good the common good has presented itself in every area and community that he has developed. He stated that he was not here when the Redstone was built in Murrysville, but he came on board when it was about 30% complete. Mr. Dickson advised that he is calling for the human good of this community to approve a zoning change from R2 to R3 to allow the development of apartments; four buildings with 26 units in each complex. They will not clear-cut the site. They want to make sure that everyone understands that they are not seeking any property tax relief for this development.

Jonathan E. Garczewski from Gateway Engineers is next to speak regarding Redstone Highlands. Mr. Garczewski stated that they went before the planning commission back in September 2021 to present the plans and discuss the site of developing under the R2 guidelines and the PRD process, they discovered that the unit count is not economically feasible for the Redstone Development Company, so they would like to re-introduce the topic before making the application and going through the re-zoning process.

The plans were presented, and Mr. Garczewski stated that the parcel outlined in light blue is currently zoned R-2 and that is the area that they would like to have re-zoned to

R-3. A second plan was presented, and Mr. Graczewski advised that this plan would be 3 buildings and it would be coming off the existing parking lot, up to a double loaded parking bay for the clubhouse facility and making its way to the east for the first building complex of 26 apartments as phase 1 designation. They would be looking at a 3-phase process with each building having twenty-six units. They would be two story apartment complexes with a garage underneath. A third plan was presented, and this would consist of four buildings with 104 units under a 4-phase approach.

Mr. Mitall confirmed that they would like to build the 104 units and not the seventy-eight units. Mr. Garczewski answered yes.

Mr. Mitall asked if all these units are independent units? Mr. Dickson answered yes.

Mr. Morrison asked what is the timeline for this? Mr. Dickson advised that the next step is to do a full market study but that was put on hold due to the pandemic but once they get the market study done, they are looking at spring 2024 to begin development. Mr. Dickson stated he would like to build as quickly as the market responds, over a 5 to 6 year period.

Mr. Morrison asked Mr. Dickson if the property was re-zoned what would prevent him from selling it. Mr. Dickson stated that he has not desire to sell the property. They bought the property with the intentions to build on the property.

Mr. Mitall asked how big are these individual units? Mr. Dickson answered that they have a variety of one, two, and three bedrooms within each complex.

Mr. Kerns asked if these independent units age restricted? Mr. Dickson answered, yes, they are age restricted, age 55 and up.

Carl Stepanovich, Council Liaison, stated that he has had a number of his neighbors ask him about the development. Mr. Stepanovich asked where would the access be for the proposed complexes? Mr. Garczewski answered, the access would be through the existing driveway that has access to Cline Hollow Road, so all traffic would come up through the existing driveway, through the parking lot, and then come up into the site in that direction. There is no proposed connection to Apache Lane, Arrowhead Court or Sequoia Court in the proposed development. Mr. Stepanovich asked if access by emergency vehicle has been looked into? Mr. Mitall says that should be looked into when they submit the site plan, and they will await their application.

2. A Discussion concerning SP-9-21, a minor site plan application to add storage for bicycles, 4491 School Road South, tax parcel 49-14-00-0-158, B Business Zoning.

John Frydrich from Civil Environmental Consultants Inc. is the representative speaking on behalf of Murrysville Sportzone Facility located on School Road South. The plan was presented. The parcel is six acres. They originally presented this plan in front of the planning commission in October 2021 where they presented a plan showing three potential options of locations that a bike storage unit could be considered and there was some confusion as to whether or not they were asking for all three locations or a single locations, so they did revise the plan to show one single location, which is immediately adjacent to the sports arena, which is on the furthest eastern portion of the site, just on the north side of the sports arena. As they described back in October the storage unit is a re-purposed shipping container. This container is proposed to have nine roll up doors. Those roll up doors will face the sports arena adjacent to the sidewalk, which is near the side of the building. The colors of the storage container will match the color of the sports arena, which are tan and maroon. There is ample parking for the facility. He believed that what was asked for back in October has been provided and he is hoping that this will be approved, and the unit can be placed in the spring. Mr. Patrick asked if one person can rent a unit or if multiple people can rent a unit. Mr. Frydrich answered it could be shared. Mr. Frydrich stated that based on each unit and the side and dimension and some characteristics that they have pulled from the City of Pittsburgh bicycle storage requirements, each unit can hold about four bicycles whether their hung or stacked individually. Mr. Olszewski asked Mr. Frydrich if he feels there is a demand for this? Mr. Frydrich answered based on what the owners discussed amongst the routine players that use it, if you build it, they will use it. I think you are going to see the idea of the concept is beneficial.

Mr. Olszewski made a motion to forward this onto council. Mr. Kerns seconded. All voted aye. Motion Approved.

New Business: None

Other Business: None

Adjournment: Mr. Patrick moved to adjourn at 8:00 p.m. Mr. Lemke seconded. All members voted aye. Motion Approved: 6 - 0