

Pledge of Allegiance

Present: Bob Mitall, Ryan Lemke, Jayne Hoy (via zoom), Ed Patrick, Chris Kerns, Anthony Livecchi and Community Development Director Jim Morrison.

Absent: James Olszewski and Council Liaison Carl Stepanovich

PUBLIC HEARING

A public hearing to take public comment on an application by Sushil Shinde and Ankita Bhargava for the re-zoning of approximately 19.3 acres of land, tax parcels 49-10-13-0-014, Logan Ferry Road, from R-1 Residential to R-2 Residential

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

Sushil Shinde is speaking on behalf of this project. The plan was presented. Mr. Shinde stated that he is looking to re-zone the property and build five single-family homes on the property. Mr. Shinde advised that out of the 19.3 acres, he would like to build the five single family homes on 4.6 acres because the other 14.7 acres of land has limitation to the topography and is hilly terrain and there's not much they can build. Mr. Shinde stated that a traffic study was done on his prior application and it shows the worse case scenario. With this current application it would bring the change in traffic to 1%. Mr. Shinde also stated that the sewer authority does have the number of taps for the capacity of the five single-unit homes that they want to build.

Public Comment:

Lee Kincaid of 3352 Logan Ferry Road, Murrysville, PA, stated he's been a resident of Murrysville for almost 40 years. Mr. Kincaid stated that he is in opposition of this project for the following reasons: The infrastructure of Logan Ferry Road, traffic, small stream and impervious services. Mr. Kincaid also brought up that when Clifton Vista Estates was built and went through the approval process, was the north end of the property to remain a forested area and trails run along Logan Ferry Road?

Vanda Tappan of 273 Rainprint Lane, Murrysville, PA asked how many units will be built. Mr. Mitall answered her and said five single-family homes will be built. She then asked if everyone on the planning commission was bonded. Mr. Morrison stated that the planning commission members are covered by Errors & Omission Insurance and the developer is required to post bond for the development. Ms. Tappan stated that she has been a resident of Murrysville for 21 years and she is against this for the following reasons: The traffic is horrendous, and the infrastructure of Logan Ferry Road is terrible.

Cindy Kincaid of 3352 Logan Ferry Road, Murrysville, PA, asked Mr. Shinde how he was going to grade the driveway for the five houses that he wants to build because she's seen other cars, on icy days, where they come down their driveway, slide across Logan's ferry and almost end up in the ditch/creek.

Sissel Breen of 3326 Logan Ferry Road, Murrysville, PA asked to have a copy of the plot plan that is being proposed.

Sanjeev Jethmalani of 3513 Regent Court, Murrysville, PA stated he is concerned about the traffic in that area. He asked Mr. Shinde how are the cars going to come onto the main road because that is a highly traveled road and he is concerned about safety because the intersection of Regent Court and Logan Ferry Road is not a four way stop sign.

Lisa LaMarca of 131 Crosswinds Lane, Murrysville, PA stated there are 176 units in Franklinton and Brookside Condominiums. She stated that there is one way in and one way out, which includes all the emergency access. She dares anyone to try to get an emergency vehicle across the bridge, quickly, into their community, during high peak traffic times because it's not going to happen. The second issue she's concerned about is the sewage and drain-off issue. She further went on to state that every year, the homes in that area are losing more and more of the ground that is behind them so if they build and take the trees, how much more before the houses fall over the hillside. Her other concern is the bridge. She stated at the end of March 2022, there was a hole on the bridge that you could see down through to the creek and even though it was patched, how much more freeze and thaw cycle can this bridge handle.

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

The public hearing was concluded at 7:25 p.m.

Approval of Minutes: Ms. Hoy made a motion to approve the February 14, 2023, meeting minutes. Mr. Patrick seconded. All voted aye. Motion Passes

Old Business:

Consider a recommendation on a proposed ordinance regulating injector wells in the Municipality of Murrysville.

Mr. Mitall stated he read and reviewed the proposed ordinance and he stated that there is a 750 foot setback. Mr. Mitall asked Mr. Morrison is there any piece of property in the B district that you would be able to put an injector well because he doesn't want to get caught with an exclusionary zoning ordinance. Mr. Morrison answered there are none, but there is a provision listed in the ordinance to have waivers signed by the adjacent property owners. Mr. Morrison stated that he would not recommend it outside the B district because once you start getting into residential areas, those are mostly people serviced by wells. Mr. Mitall agreed that you should confine it to the Route 22 Corridor.

Mr. Morrison said he'll try to have the maps drawn up by next meeting.

Mr. Patrick asked how long will this site be active? Mr. Morrison answered depends on how much the void is. Mr. Patrick asked who determines that? Mr. Morrison answered the EPA does the studies; these wells are permitted by the EPA.

A discussion concerning an application by Sushil Shinde and Ankita Bhargava for the re-zoning of approximately 19.3 acres of land, tax parcels 49-10-13-0-014, Logan Ferry Road, from R-1 Residential to R-2 Residential.

Mr. Livecchi asked if there are there any future plans for the bridge? Mr. Morrison said it's on the TIP (Transportation Improvement Plan) and some preliminary design work has been done. Mr. Patrick asked what is the time frame? Mr. Morrison answered depends on availability, funds, how we get positioned in the TIP line. Mr. Morrison said the Municipality is aware of the bridge situation. Mr. Morrison also said the stop sign issue at Regent Court and Logan Ferry Road will also be looked into.

Mr. Kerns made a motion to recommend approval to council if the applicant amends the application to only include the +/- 5 acres for re-zoning and meets any other covenants that are imposed on the property. Mr. Patrick seconded. Mr. Lemke abstained. Motions passes with 5 yes's and 1 abstention.

New Business

A discussion concerning proposed ordinance requirements for short term rentals in the Municipality of Murrysville.

Mr. Morrison stated that he provided the planning commission with a Supreme Court decision pertaining to short term rentals and a model ordinance. Mr. Morrison would like to get the planning commission's thoughts on this topic before the Municipality writes their short-term rental ordinance. Mr. Morrison believes the eligible districts for this would be the B district and the MU district. Mr. Morrison also suggested that there should be inspection requirements with these short-term rentals. Mr. Mitall suggested that the planning commission read and review the proposed ordinance and bring their comments and suggestions with them at next months meeting.

Other Business: None

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