

Council of the Municipality of Murrysville held a Regular Voting Meeting on Wednesday, March 15, 2023, at 7:00 p.m. in the Municipal Building. Present at the meeting were Council members Dayne Dice, Jamie Lee Korn, Jason Lemak, Jamie Lingg, Mac McKenna, Tony Spadaro, Carl Stepanovich, and Mayor Synan. Also present were Community Development Director, James Morrison, Director of Public Works, Bill Paiano, and Solicitor, Wes Long.

PUBLIC HEARING
SP-8/CU-10-22, A PRELIMINARY-FINAL MAJOR LAND DEVELOPMENT,
FOR CONSTRUCTION OF A WETGO CAR WASH FACILITY, INCLUDING 10 FREE VACUUMING STATIONS,
A PARKING AREA, AND ACCESS DRIVE ADJOINING THE EXISTING GIANT EAGLE GETGO,
TAX PARCEL 49-14-08-0-018, 4785 WILLIAM PENN HIGHWAY, B BUSINESS ZONING.

A Public Hearing was held at 7:00 p.m. for SP-8/CU-10-22, a preliminary-final major land development for construction of a WetGo Car Wash facility, Tax Parcel 49-14-08-0-018, 4785 William Penn Highway, B-Business Zoning. A stenographer was present to record the hearing.

Brittany Bloam, Legal Counsel for the applicant, presented a slide presentation. The applicant is asking for a conditional use. This is a parcel located in the B-Zoning District. A car wash in this zone is a conditional use. Their proposal meets all the factors for a car wash conditional use in that district as well as the drive-through facility.

Lee May, Site Development Manager with GetGo stated that the site is currently zoned B for business and a car wash is a permitted use, a conditional use. The properties surrounding it to the west, south and east are all business. To the north is mixed-use. The site is the former Standard Bank and is in between William Penn Highway and Old William Penn Highway. Mr. May showed a survey for the existing site, a street view of the site, the proposed site plan along with drawings of the design plan, and a list of conditional use regulations for a car wash and drive through facilities. This is a totally independent operation from the GetGo gas station. Customers will utilize the existing access from William Penn Highway and close the two existing curb cuts used by the bank. Once they enter from William Penn Highway, they will enter into one of the two queue lanes. One lane will be for regular customers paying for the car wash and the other lane will be for Fast Pass where you have a subscription for unlimited car washes for the month. There is queuing for six cars per lane and will merge into a single lane entering the tunnel car wash which is on a conveyor. As per the conditions, all of the water from the wash is sloped to a center trench drain the entire length of the car wash. No water will exit the building or enter the sewer drainage system. Customers can then leave or enter one of the ten vacuum spaces. There will be five general parking spaces.

Joshua Haydo, David Wooster & Associates, is the traffic consultant for the project. Mr. Haydo stated that he prepared a traffic impact study for the proposal consistent with PennDOT and municipal criteria. The study area was identified, data was collected, and the study was completed in February 2023. It was agreed upon that four intersections would be studied. The study was submitted to PennDOT and the township. The additional traffic associated with this development of the car wash showed that there was ultimately no impact to any of the studied intersections. As part of the study, they ran auxiliary turn lane warrants. The one access point which warranted a left turn lane on Old William Penn was the same situation for GetGo and they had requested a relief from that requirement which was granted by Murrysville. The same relief would be requested for this as the same factors and same reasoning for the request would apply here. In PennDOT's review, they deferred to the municipality as it is a municipal road.

Mr. Morrison asked what would happen if the municipality does not grant the relief. Mr. Haydo stated that the applicant would then be required to install that left turn lane. Just to clarify, PennDOT is not requesting the lane. As part of their analysis, they are required to evaluate whether thresholds are met to identify if a turn lane is warranted. Warranted and necessary are two different things. Although it is warranted, they do not believe that it is necessary to have a 75-foot turn lane. Mr. Lemak asked for a copy of the Traffic Impact Study. Mr. Morrison stated that he has an electronic copy he can provide to Council.

Mr. Stepanovich asked that as far as access to the car wash from Old William Penn Highway, will customers have to pass the GetGo gas station where the gas tankers are unloading fuel? Mr. Morrison noted that the tankers would unload over the gas tanks on the east end of the project. Vehicles would not have to go to that side of GetGo to get to the car wash.

Mr. Spadaro asked about the free vacuums. Is it a free vacuum with every car wash? Mr. May stated that the vacuum is free. You don't have to get a car wash to get a free vacuum.

Mr. Lemak asked if there were any layouts in this area that are similar to what is being proposed? Mr. May stated that the closest WetGo is in Unity Township, Latrobe. Mr. Lemak asked what the hours of operation would be. Mr. May stated that WetGo car washes usually open around 7:00 a.m. and close around 8:00 p.m. It is not a 24-hour business.

Mr. McKenna stated that WetGo and GetGo are separate entities, but asked if you can purchase a car wash at the gas pumps or in the GetGo to go through the wash? Mr. May answered yes. WetGo and GetGo are both owned by Giant Eagle but are set up in different business units.

Mrs. Lingg asked if Planning Commission approved the free vac signage? Mr. Morrison stated that Planning Commission deferred on the sign. There are requirements in the ordinance for signs that will have to be met. Also, Mrs. Lingg asked if relief is not granted for the left turn lane, given the size of Old 22, how would a left turn lane be put in there. Mr. Haydo stated that a design was not done for that. The right-of-way is limited and would probably require obtaining right-of-way, relocating utilities, widening the roadway and would be costly. Mrs. Lingg asked how many people this facility would be employing. Mr. May answered that there is always an attendant there, so at least one.

Mr. McKenna asked if the exiting building is going to be taken completely down. Mr. May answered yes, they will be redeveloping the site. Mr. McKenna asked what the time frame would be, if approved. Mr. May answered that by the time they start it would be between 5 – 6 months depending on the weather.

Hearing no further questions from Council and no public comment from the audience, Mr. McKenna made a motion to close the Public Hearing. Dr. Lee Kornes seconded. All those present voted aye. Motion approved. The Public Hearing was closed at 7:45 p.m.

REGULAR VOTING MEETING AGENDA

ROLL CALL/VOTING ORDER: Dayne Dice, Carl Stepanovich, Jason Lemak, Tony Spadaro, Jamie Lee Kornes, Jamie Lingg, Mac McKenna, and Mayor Synan.

PLEDGE OF ALLEGIANCE: Mr. Dice led the audience in the Pledge of Allegiance.

UNISTED AMENDMENTS: None

CONSENT CALENDAR ITEMS:

- A. Accounts Payable
- B. Cash Investments and Transfers
- C. Approval of March 1, 2023 Council Meeting Minutes

Mr. Spadaro made a motion to approve the Consent Calendar Items. Mr. Stepanovich seconded. All those present voted aye. Motion approved.

MAYOR’S COMMENTS: Mayor Synan made the following announcements:

Murrysville Recreation Hot Chocolate Hike will be Saturday, March 25th at Townsend Park. Starting time is 10:00 a.m. For more information go to www.murrysvilleparecreation.com or call 724-327-2100 x131.

Glass Recycling Collection Event sponsored by the Municipality of Murrysville and Republic Services will be this coming Saturday, March 18th at Veterans Field parking lot, 4200 Sardis Road, from 9:00 a.m. – 2:00 p.m. Residents are also encouraged to support the Loaves and Fishes Emergency Food Pantry by donating non-perishable food items.

Curbside Leaf Collection dates are Saturday, April 15 and Saturday, April 29. To schedule a pick-up on one of the collection dates, please fill out the Curbside Leaf Collection Program form on the website. There is a 20-bag limit. The deadline to sign up for each date is the Thursday before the pickup date. If you don’t sign up, the truck will more than likely drive past your house.

Upcoming Easter events are Easter Pet Photos on Saturday, April 1st. Egg My Yard registration is open and closes March 24. Easter Drive-Thru will be Wednesday, April 5th in partnership with the Murrysville Community Library. For fees and to register visit www.murrysvilleparecreation.com.

Joey Gombosh Fishing Derby will be held at Townsend Park on Saturday April 1st from 8:00 a.m. – 4:00 p.m. for children up to age 15. No fishing license is required for children and there is no fee. Cub Scout Pack 213 and Pack 207 will sell hot and cold refreshments throughout the day.

A Comcast channel change occurred. Murrysville is now Channel 21 (instead of Channel 19).

CHIEF ADMINISTRATOR’S COMMENTS: None

COMMUNITY INPUT: None

LIASONS COMMENTS AND COMMITTEE REPORTS:

Mr. McKenna: Parks and Recreation met last night. One of the local boy scouts was there for his Eagle Scout Project. He is proposing to put a Gaga Ball Pitt at Kovalczik Park. The entire play area is being re-done. There are talks of possibly re-opening the ballfield there. The Parks Foundation has been meeting regarding the long-term vision of parks in Murrysville. Any resident in Murrysville that has any ideas for a wow factor for the parks, please contact Parks and Recreation Department or himself. Signs are also going to be installed at the Kellman Reserve on April 22nd. Some of the boy scouts are volunteering along with Master Caruso.

Mrs. Lingg: The next School Board meeting is Monday.

Dr. Lee Korn: After an excellent January, we had some losses from pension in February \$594,000. We are still valued at \$28.4 million with a year-to-date gain of 3.3%.

Mr. Spadaro: Medic One meets tomorrow night.

Mr. Stepanovich: Planning Commission met yesterday, but he was unable to make the meeting.

Mr. Lemak: Library meeting tomorrow.

Mr. Dice: FTMSA normally meets tomorrow, but their meeting was changed to March 23rd.

WORKSHOP ITEMS

ADMINISTRATION: None

ENGINEERING: None

COMMUNITY DEVELOPMENT: None

PUBLIC WORKS AND PARKS: None

COUNCIL ACTION ITEMS

ADMINISTRATION:

13.A. Authorize approval of Resolution No. 772-23, a resolution revising the existing investment policy statement for the municipal pension plans.

Mrs. Lingg made a motion to approve Resolution No. 772-23, a resolution revising the existing investment policy statement for the municipal pension plan. Dr. Lee Korn seconded.

Mr. Morrison stated that changes were noted which were minor changes recommended by the pension committee. Mr. Stepanovich stated that the pension fund is doing very well. It indicates 60% in stocks, 20% in fixed income, 20% in alternatives, and 10% in private debt. They make reference to a CS Leveraged Loan Index. What is that in private debt? Mr. Dice stated that we could reach out to the representatives to answer that.

All those present voted aye. Motion approved.

COMMUNITY DEVELOPMENT:

14.A. Authorize re-approval of SP-4-21, Kistler Place, a mixed-use building and associated parking with first floor retail and eight second floor two-bedroom apartments, Tax Parcel 49-15-10-0-027, B-Business Zoning.

Mr. Spadaro made a motion to authorize re-approval of SP-4-21, Kistler Place, a mixed-use building and associated parking with first floor retail and eight second floor two-bedroom apartments, Tax Parcel 49-15-10-0-027, B-Business Zoning. Mr. Lemak seconded.

Mr. Morrison stated that this plan was originally approved in October 2021. The subdivision land ordinance requires that a developer's agreement amenities bond be signed and posted within 90 days of the date of approval. The applicant failed to do that and is going through the process of re-approval.

Michael Garofalo, the developer for Kistler Place, stated that the clock ran out on the first approval. The plans have not changed. Mr. Garofalo showed drawings of the proposed development.

All those present voted aye. Motion approved.

ENGINEERING:

15.A. Authorize advertisement of DPW-3-23 – Duff Park Pedestrian Bridges Restoration project.

Mrs. Lingg made a motion to authorize advertisement of DPW-3-23 – Duff Park Pedestrian Bridges Restoration project. Dr. Lee Kornes seconded.

Mr. Morrison stated that this was originally planned for total replacement at a cost of \$140,000. A bridge engineer made recommendations to upgrade the existing facilities there. Mr. Morrison noted that about 30 years ago, the Municipality, in conjunction with the National Guard, had those bridges dropped in by helicopter. We are saving money by just upgrading the bridges.

All those present voted aye. Motion approved.

PUBLIC WORKS AND PARKS:

16.A. Authorize advertisement of bids for various road materials, signs, and line painting for the year 2023-2024.

Mr. McKenna made a motion to authorize advertisement of bids for various road materials, signs, and line painting for the year 2023-2024. Mr. Lemak seconded.

Bill Paiano, Director of Public Works, stated that this is the yearly authorization for bids for road materials, signs and line painting. These are all materials used in-house at Public Works on a regular basis. This contract runs from June 1st to May 31st. This does not include the advertisement for salt.

All those present voted aye. Motion approved.

OLD BUSINESS: None

NEW BUSINESS: None

EXECUTIVE SESSION: None

ACTION ITEMS: None

ADJOURNMENT: Dr. Lee Kornis made a motion to adjourn at 8:10 p.m. Mr. Lemak seconded. All those present voted aye. Motion approved.

The Regular Voting Meeting and Public Hearing was broadcast on local government Channel 21. A true copy of the Council meeting DVD is available for the public to purchase from the Municipality of Murrysville and is in the Murrysville Public Library for review.