

Pledge of Allegiance

Present:

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

Absent:

Jayne Hoy & Anthony Livecchi

Approval of Minutes: Mr. Olszewski made a motion to approve the April 12, 2022, minutes. Mr. Patrick seconded. All voted aye. Motion approved.

Old Business: None

New Business:

1. Consider authorization to advertise for a public hearing concerning the re-zoning of approximately 19.3 acres of land, tax parcel 49-10-13-0-014, Logan Ferry Road, from R-1 Residential to R-3 Residential.

Mr. Morrison advised that the application has been submitted and a public hearing will be scheduled for June 14th and all the neighboring residents will be notified. Mr. Kerns made a motion, Mr. Lemke seconded. All voted aye. Motion approved.

2. Consider acceptance of an application for major land development, SP-2-22 Dollar General, Rt. 66, tax parcels 49-16-00-0-062 & 57-08-00-0-195, B Business zoning.

Mr. Morrison stated that the briefing comments were minimal however he would like to bring it to the planning commission attention that there were items in there, such as some of the studies; the environmental study, if desired, needs to be requested through a waiver by the applicant; elevations of the buildings have not been received yet; lighting; landscaping; and there's some questioning regarding the traffic study; although it did not meet the requirement of PennDot's through the TIS application, it does meet the threshold for the Municipality requirement for a traffic study, so the planning commission will have to address that. Mike Lusaitis advised that the prototype plans, elevation plan, lighting plan, and a traffic impact study will be forthcoming with the next submission.

Mike Lusaitis from Steckbeck Engineering & Surveying, Inc. is the representative speaking on behalf of Dollar General. The plan was presented, and Mr. Lusaitis stated that this Dollar General is a 10,640 square foot facility with 43 parking spaces and 2 handicap parking spaces. There is one large semi delivery truck per week and the rest of the deliveries will be smaller box truck types of vehicles.

Mr. Lusaitis stated that they were contacted by Westmoreland County Parks & Recreation office, and they have a desire to create a bike path and construct a tunnel under Route 66, so the grading for that extends into the dollar general site. Dollar General shows a proposed easement on the plan to allow the park to construct that bike path.

A discussion was held regarding if the semi-delivery truck can make the bends and turns to the delivery pad in the back of the store and it was assured that it can be done. Mr. Patrick made a motion to accept the application pending all the briefing comments are met by May 27, and if not, the applicant will have to sign a time waiver. Mr. Olszewski seconded. All voted aye. Motion approved.

3. An advisory on a conceptual plan for the development of 54.5 acres of land as a planned residential development, Wiestertown and Hilty Road, tax parcel 49-07-00-0-066.

Bill Sittig is the representative speaking on behalf of Paul Fischione. Paul Fischione is the owner of the 54.5 acres of land looking to possibly re-zone it from R-R to R-1 PRD. Mr. Sittig further goes on to say that Mr. Fischione is not a developer, and he is looking to build his home on this land and live there. Mr. Sittig stated that Mr. Fischione is looking to develop property in a fashion that is suitable for him but in a minimal way makes sense to do what he wants to do. Mr. Sittig advised that on the R-R plan, 21 lots would be able to be built, and on the R-1 plan, 28 lots would be able to be built. Mr. Sittig said that R-1 is difficult to develop in Murrysville, but he believes this plan will work and can be developed.

Paul Fischione is next to speak and advised that he's been a Murrysville resident for 30 years and is a business owner and proceeded to tell the story of how he acquired the 54.5 acres of land. He states he wants to create a community adjacent to MCP that has a high quality of life for anyone that resides in the development.

Anthony Carmassi, Project Manager, stated that they are looking to re-zone from R-R to R-1 PRD, so they can cluster the lots and leave more common open space so everyone has access to the streams and wooded area, and since it's across from the park, they can add a walking trail or bike connection.

Mr. Mitall stated that assuming the municipality would grant this re-zoning request, he has some doubts as to some of the lots under the conventional plan as to whether or not the municipality would consider them viable lots because some of the grading is steep on some of the lots. Mr. Mitall told Mr. Fischione feel free to fill out a re-zoning application and see what happens.

Other Business: None

Adjournment: Mr. Patrick moved to adjourn at 8:20 p.m. Mr. Kerns seconded. All members voted aye. Motion Approved: 5 - 0 .