

---

# *Minutes of the Borough Council Zelienople, PA*

7/13/2020

7:50 PM Council-Regular

MasterID:

675

---

The July 13, 2020 Council Meeting of the Zelienople Borough Council was called to order at 7:50 PM by Council President Allen Bayer in the Council Chambers located at 111 W New Castle St., Zelienople, PA 16063, following the conclusion of the Public Hearing. This meeting was held in a limited in-person environment as well as remotely through the WebEx technology due to the coronavirus pandemic situation and to comply with the Governors order to limit in person public meetings. It still complied with all rules of advertisement and the public had access to the meeting and was able to participate. In-person attendance were Council members, President Allen Bayer, Vice-President Andrew Mathew III, Mary Hess, and Doug Foyle and Mayor Thomas Oliverio. Attending remotely were Council members, Gregg Semel, Marietta Reeb, and Ralph Geis.

Also attending in person were Borough Manager Donald Pepe, Zoning & Codes Officer Shelly Kaltenbaugh, and Executive Assistant/Systems Administrator Cindy Edwards. Attending remotely were Solicitor Bonnie Brimmeier, Police Chief James Miller, and Borough Engineer Tom Thompson.

## PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council President Allen Bayer.

Employee Recognition was given to Cindy Edwards for completing 10 years of service.

## VISITORS

William Sittig, Sittig & Cortese, LLC  
William Gatti, Trek Development Group  
Janelle Kemer, Trek Development Group  
Kevin Wagstaff, Perfido, Weiskopf, Wagstaff Architects  
Brian Almeter, Fahringer, McCarty, Grey, Inc.  
Kevin McKeegan, Meyer, Unkovic, Scott Attorneys at Law  
Steven Green, Glade Run Lutheran Services

\*\*\*\*\*

## CONSENT AGENDA:

A motion was made by Mr. Mathew, second by Mr. Geis to approve the consent agenda as follows:

- Approve the Minutes of the June 29, 2020 Council Meeting
- Transfer of funds from the Electric Fund to the General Fund - None Needed at the Present Time

---

# *Minutes of the Borough Council Zelienople, PA*

7/13/2020

7:50 PM Council-Regular

MasterID:

675

---

Motion carried 7-0.

OLD BUSINESS:

CONSIDER ADOPTION OF PROPOSED ORDINANCE #871-20 TO ADD STOP SIGNS ON WEST GRANDVIEW AVE. AT THE INTERSECTION OF WEST GRANDVIEW AVE / NORTH JEFFERSON ST AND ON WEST GRANDVIEW AVE. AT THE INTERSECTION OF WEST GRANDVIEW AVE / NORTH GREEN LANE

A motion was made by Mr. Mathew, seconded by Mr. Foyle to adopt proposed ordinance #871-20 to add stop signs on West Grandview Ave. at the intersection of West Grandview Ave / North Jefferson St and on West Grandview Ave. at the intersection of West Grandview Ave / North Green Lane, making both intersections a four-way stop intersection.

Motion carried 7-0

CONSIDER ADOPTION OF PROPOSED ORDINANCE #872-20 TO CHANGE SOUTH JEFFERSON STREET TO ONE-WAY TRAVELING SOUTH BOUND BETWEEN WEST NEW CASTLE STREET AND WEST BEAVER STREET

A motion was made by Mr. Mathew, seconded by Mr. Foyle to adopt proposed ordinance #872-20 to make South Jefferson Street one-way traveling southbound between West New Castle Street and West Beaver Street.

Motion carried 7-0

CONSIDER ADOPTION OF PROPOSED ORDINANCE #873-20 TO PROHIBIT PARKING ON SOUTH JEFFERSON STREET BETWEEN WEST NEW CASTLE ST AND WEST BEAVER STREET AND PROHIBITING PARKING ON SOUTH GREEN LANE BETWEEN WEST NEW CASTLE ST AND WEST BEAVER STREET

A motion was made by Mr. Mathew, seconded by Mr. Geis to adopt proposed ordinance #873-20 to prohibit parking on South Jefferson Street between West New Castle Street and West Beaver Street and prohibiting parking on South Green Lane between West New Castle Street and West Beaver Street.

---

# *Minutes of the Borough Council Zelienople, PA*

7/13/2020

7:50 PM Council-Regular

MasterID:

675

---

Motion carried 7-0

## NEW BUSINESS:

CONSIDER AUTHORIZATION OF THE BILLS TO BE PAID FOR THE MONTH OF JULY 2020 IN THE AMOUNT OF \$ \$708,960.27.

A motion was made by Mrs. Hess, seconded by Mrs. Reeb to authorize payment of the July 2020 "Bills To Be Paid" in the amount of \$ 708,960.27.

Motion carried 7-0

CONSIDER A MOTION TO APPROVE APPLICATION 2020-1 CONDITIONAL USE OF GLADE RUN LUTHERAN SERVICES

A motion was made by Mrs. Hess, seconded by Mr. Mathew to approve Application 2020-1-Conditional Use of Glade Run Lutheran Services for a forty-four (44) unit residential land development on 6.43 acres with the following conditions:

- (1) the Developer agrees to work with the Borough of Zelienople to secure funding through grants, government agencies and/or private sources to complete pedestrian improvements at West Beaver Street, Green Lane and Culvert Street;
- (2) the Applicant agrees to delineate as open space, not to be developed, the area from the intersection with West Beaver St. and Green Lane, southwest to the apartment building (2020-1-PRD & 2020-1-LD) and main entrance drive;
- (3) No Building Occupancy permits will be issued until a Highway Occupancy Permit for the main drive entrance at West Beaver Street is issued by the Pennsylvania Department of Transportation;
- (4) this approval only includes this current residential land development, and it is not a phased development and any future phases are not included with this approval

A vote was taken and the vote was not unanimous. A poll of Council showed the following:

Aye: Mr. Foyle, Mr. Geis, Mrs. Reeb, Mrs. Hess, Mr. Mathew, Mr. Bayer

Naye: Mr. Semel

---

# *Minutes of the Borough Council Zelienople, PA*

7/13/2020

7:50 PM Council-Regular

MasterID:

675

---

Motion carried 6-1

## CONSIDER A MOTION TO APPROVE PLANNED RESIDENTIAL DEVELOPMENT APPLICATION 2020-1-PRD OF TREK DEVELOPMENT GROUP/GLADE RUN LUTHERAN SERVICES

A motion was made by Mrs. Hess, seconded by Mr. Mathew to approve Application 2020-1-PRD of TREK Development Group/Glade Run Lutheran Services to construct a Planned Residential Development with eight (8) single family units and a thirty-six (36) unit, three story apartment building and associated infrastructure on 6.43 acres with the following conditions:

(1) the Developer agrees to work with the Borough of Zelienople to secure funding through grants, government agencies and/or private sources to complete pedestrian improvements at West Beaver Street, Green Lane and Culvert Street;

(2) the Applicant agrees to delineate as open space, not to be developed, the area from the its intersection with West Beaver Street and Green Lane, southwest to the apartment building (2020-1-PRD & 2020-1-LD) and main entrance drive.

Motion carried 7-0

## CONSIDER A MOTION TO APPROVE FINAL SUBDIVISION PLAN 2020-1 SUB OF GLADE RUN LUTHERAN SERVICES

A motion was made by Mrs. Hess, seconded by Mr. Mathew to approve Application 2020-1-SUB of Glade Run Lutheran Services for a Final Subdivision to include: Lot 1-A of 6.430 acres; Lot 1-B of 5.085 acres; and Lot 2 of 40.474 acres, totaling 51.990 acres.

Motion carried 7-0

## CONSIDER A MOTION TO APPROVE LAND DEVELOPMENT APPLICATION 2020-1-LD OF TREK DEVELOPMENT GROUP/GLADE RUN LUTHERAN SERVICES

A motion was made by Mrs. Hess, seconded by Mr. Mathew to approve Application 2020-1-LD TREK Development Group/Glade Run Lutheran Services to construct a Planned Residential Development with eight (8) single family units and a thirty-six (36) unit, three story apartment building and associated infrastructure on 6.43 acres with the following waivers:

(1) the safety fence shall not be installed around the stormwater detention pond as required by Section F1(Item 2)(o) of the Stormwater Management Ordinance, #811-11;

---

# *Minutes of the Borough Council Zelienople, PA*

7/13/2020

7:50 PM Council-Regular

MasterID:

675

---

(2) Lighting may exceed the requirements of Table 701-1 Maintained Foot Candles, Zelienople Zoning Ordinance, 779 as amended, allowing maximum foot candles to exceed 0.1 in the interior of that land development but may not exceed at the perimeter of the property;

(3) Section 910 of the Zelienople Subdivision and Land Development Ordinance, 780-07, as amended, allowing a hammerhead turnaround to be constructed as shown in Exhibit A.

A vote was taken and the vote was not unanimous. A poll of Council showed the following:

Aye: Mr. Semel, Mr. Foyle, Mr. Geis, Mrs. Hess, Mr. Mathew, Mr. Bayer

Naye: Mrs. Reeb

Motion carried 6-1

## CONSIDER WATER SERVICE AND SERVICE LINE ABANDONMENT AT 208 S CLAY STREET

A motion was made by Mr. Mathew, seconded by Mrs. Hess to execute the agreement to abandon the water service and service line at 208 S Clay Street as requested by property owners Ronald N. and Suzann M. Volz.

Motion carried 7-0

## CONSIDER FORMAL ACCEPTANCE OF RUSS ROBERTSON RESIGNATION FROM THE ZELIENOPLE AIRPORT AUTHORITY

A motion was made by Mr. Mathew, seconded by Mr. Foyle to formally accept the resignation of Mr. Russ Robertson from the Zelienople Airport Authority Board effective June 27, 2020 and authorize the Borough Manager to advertise the resulting vacancy with term ending December 31, 2024.

Motion carried 7-0.

## CONSIDER VERIZON PA, LLC PAYMENT OF \$135,000.00 FOR UNDERGROUND RELOCATION OF OVERHEAD FACILITIES AS PART OF MAIN STREET STREETScape PHASE 2

A motion was made by Mrs. Hess and seconded by Mr. Mathew, to approve the relocation agreement

---

# *Minutes of the Borough Council Zelienople, PA*

7/13/2020

7:50 PM Council-Regular

MasterID:

675

---

with Verizon PA, LLC for the underground relocation of the overhead facilities as part of the Main Street Streetscape Phase 2 Project with a not to exceed cost of \$135,000.00. Any additional costs would need to be re-evaluated.

Motion carried 7-0

## OTHER BUSINESS:

### CONSIDER AUTHORIZING PENNDOT TO PERFORM A TRAFFIC STUDY ON STATE ROADS THROUGHOUT THE BOROUGH

A motion was made by Mr. Semel and seconded by Mr. Geis to approve Penn DOT to perform traffic studies of state roads throughout the Borough.

Motion carried 7-0

## REPORTS:

None

Being no further business President Bayer closed the meeting at 9:05 pm.

## ATTEST:

\_\_\_\_\_  
Borough Manager

\_\_\_\_\_  
Council President

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor