
Minutes of the Borough Council Zelienople, PA

4/26/2021

7:00 PM Council-Public Hearing

MasterID:

694

The April 26, 2021 Public Hearing of the Zelienople Borough Council was called to order at 7:00 PM, as advertised, by Council Vice President Andrew Mathew III in the Council Chambers located at 111 W New Castle St., Zelienople, PA 16063 and was handed over to Mrs. Bonnie Brimmeier, Legal Counsel, to conduct the 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. The purpose of the hearing is to receive public comment on a proposed ordinance that will amend the Zoning Ordinance of Zelienople Borough, Ordinance No. 779, as amended, by repealing Part 12 "Planned Residential Development" as advertised. In-person attendance were council members, Andrew Mathew III, Doug Foyle, Marietta Reeb, and Mayor Thomas Oliverio. Attending remotely was council member Gregg Semel. Council President Allen Bayer and Council Members Mary Hess and Ralph Geis were not present.

Also attending in person were Borough Manager Don Pepe, Assistant Borough Manager Andrew Spencer, and Zoning and Codes Officer Shelly Kaltenbaugh. Attending remotely was Solicitor Bonnie Brimmeier, Chief James Miller, Public Works Director Chad Garland, and Borough Engineer Tom Thompson.

VISITORS

In Person:

- Linda Shink
- Christine Patton
- Jan Maharg
- Jerry Maharg
- Cathy Baker
- Frank Baker
- Marla Billinger
- Bethany Bettencourt
- Kim Bettencourt
- Brian Beighey
- Carol Espy
- Ronald Baumann
- Ron Lutz
- Elaine Nucci
- Autumn Crawford
- Chad Hanley

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- Mark Gordon
- Greg Such
- Jesse Hogan

Remotely:

- Brian Thompson
- Kevin Behun
- Margaret Brandt
- Jim Hulings
- Christine Statzer
- Joy
- Mark Spencer
- Bill Sittig
- Nick
- Anthony Corridoni
- Matthew Edwards
- Neal Jackson

The following pages are a transcript of this public hearing and are hereby incorporated as the official minutes of the proceeding.

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BOROUGH OF ZELIENOPE
BUTLER COUNTY, PENNSYLVANIA

IN RE: :
:
PROPOSED ORDINANCE #877-21 :

PROCEEDINGS

(Public Hearing)

Held Before
Zelienople Borough Council:

- Andrew Mathew, III, Vice President
- Douglas Foyle
- Marietta Reeb
- Gregg Semel (via Web Ex)
- Ralph E. Geis (via Web Ex)

Zelienople Municipal Building
111 W. New Castle Street
Zelienople, PA 16063

April 26, 2021
7:00 p.m.

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Cheryl B. Eckstein
Official Court Reporter
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APPEARANCES:

Zelienople Borough
Council Solicitor: William R. Sittig, Jr., Esq.
(via Web Ex)

Solicitor: Bonnie Brimmeier, Esq.
(via Web Ex)

Also Present:

(For Borough of Zelienople:)
Thomas Oliverio, Mayor
Donald C. Pepe, Manager
Shelly Kaltenbaugh, Zoning Code Officer
Tom Thompson, Engineer (via Web Ex)
Police Chief James Miller (via Web Ex)

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P R O C E E D I N G S

April 26, 2021
Borough of Zelienople
Zelienople Municipal Building
Zelienople, Pennsylvania
7:00 p.m.

- - -

MR. MATHEW: Okay. I'm going to start the special meeting for the P.R.D. First, I'm going to have Don take a roll call. Second will be Shelly to read the Ordinance. And then I will turn the meeting over to Bonnie Brimmeier, my solicitor.

MR. PEPE: Okay. Just what I would like to do is just to establish who's here for the record and also for the stenographer.

Mayor Oliverio?

MAYOR OLIVERIO: Here.

MR. PEPE: Mrs. Hess? I understand that she's ill, so she will not be here.

Mr. Semel is calling in. Mr. Semel, I don't see him here yet.

Mr. Geis? Okay.

Mr. Foyle?

MR. FOYLE: Here.

MR. PEPE: Mrs. Reeb?

MS. REEB: Here.

MR. PEPE: Mr. Mathew?

1 MR. MATHEW: Here.

2 MR. PEPE: Mr. Bayer? He's on the road.

3 Manager? I'm here. Assistant manager? He's here
4 as well. Financial director is not employed until next
5 week.

6 The solicitor. Bonnie, are you here?

7 MS. BRIMMEIER: Yes.

8 MR. PEPE: Okay. Police Chief. You're remotely?

9 CHIEF MILLER: Yeah, I'm here, Don.

10 MR. PEPE: Engineer, Tom Thompson remotely?

11 MR. THOMPSON: I'm here.

12 MR. PEPE: Public Works Director, Chad Garland,
13 remotely? Not yet.

14 Shelly Kaltenbaugh, zoning code officer?

15 MS. KALTENBAUGH: Here.

16 MR. PEPE: And we have no parks and rec director.
17 Okay. That's good.

18 MR. MATHEW: Okay. I'm going to turn this portion
19 over to Shelly, our code enforcement, and would you
20 want to read the synopsis.

21 MS. KALTENBAUGH: What you have before you this
22 evening is an Ordinance that would repeal Part 12,
23 Planned Residential Development, of the Zoning
24 Ordinance and that would include section --

25 MR. PEPE: Please, everybody. Whoever is remote,

1 could you please mute yourself please.

2 MS. KALTENBAUGH: -- which would --

3 MR. PEPE: Whoever is remote, could you please
4 mute yourself. Thank you. Go ahead, Shelly.

5 MS. KALTENBAUGH: -- which would clump Section
6 1201, Purpose; Section 1202, General Buffering
7 Standards; Section 1203, Residential Community P.R.D.
8 Development Standards. It also includes Section 1204,
9 Advisory Conference; 1205, Tentative Approval
10 Application Requirements; Section 1206, Tentative Plan
11 Approval Process; Section 1207, Tentative Plan Approval
12 Findings; Section 1208, Final Approval Application
13 Requirements; Section 1209, Final Plan Approval
14 Process; Section 1210, Modification.

15 MR. PEPE: Shelly, can you just give a really
16 brief synopsis as to what this is all about, please.
17 Hopefully that will help a lot of folks in the room.

18 MS. KALTENBAUGH: Sure. A P.R.D. is a planned
19 residential development and they are permitted within
20 every residential zoning district in Zellenople.

21 MR. PEPE: As it's currently written.

22 MS. KALTENBAUGH: As it's currently written. And
23 planned residential developments were designed for
24 areas that you had difficult, difficult topographic
25 conditions so that it would give you leeway to develop

1 and not have to follow the strict regulations so that
2 you could do things that topologically you would be
3 sensitive and not taking -- not have to follow the
4 standard subdivision and lot requirements of the Zoning
5 Ordinance.

6 MR. PEPE: Okay. And what is the effect of
7 removing this part of the Ordinance?

8 MS. KALTENBAUGH: There's really no effect. The
9 Pennsylvania Planning Code does not require that we
10 have a Planned Residential Development Section in our
11 Zoning Ordinance and really it's meant for parcels,
12 large parcels, and there's really, as I see it, and
13 especially this Ordinance is not beneficial to
14 Zelienople.

15 MR. PEPE: So, what is the reason why it's being
16 removed proposed?

17 MS. KALTENBAUGH: When Trek Development came in to
18 develop the first section of their development off of
19 --

20 MR. PEPE: Beaver Street.

21 MS. KALTENBAUGH: -- Beaver Street, Tom Thompson
22 and I began to go through the Ordinance and we found a
23 number of conflicts within that Ordinance that had,
24 that like one said 50 foot buffer, another said 40 foot
25 buffer. There also was an area that concerned both of

1 us in that it seemed to give the developer the benefit.
2 It really didn't define. It says you have to provide
3 40 percent open space, but it really does not define
4 very well what open space is. And so that you have
5 areas, such as the storm water management ponds, if
6 there were any, steep slopes were included in open
7 space. Generally areas between the homes were
8 considered as open space. And so, what you did was it
9 took a plan that really wasn't developable, nor should
10 it be considered, areas between homes should not be
11 considered as open space. And so what it really did
12 was provide more developable space for the developer.

13 MR. PEPE: What about density?

14 MS. KALTENBAUGH: Well, along with that, you will
15 be able to increase the density.

16 MR. PEPE: The way it's currently written?

17 MS. KALTENBAUGH: Right. With this Ordinance, you
18 can put in any of the zoning districts, you not only
19 can put single family homes, you can put town houses,
20 you can put duplexes, and you can put in three story 50
21 unit apartment buildings and that's what you're seeing
22 off of --

23 MR. PEPE: That's what's being removed?

24 MS. KALTENBAUGH: Correct.

25 MR. PEPE: Okay. Thank you, Shelly.

1 MS. KALTENBAUGH: You're welcome.

2 MR. MATHEW: Okay. I'm going to be turning this
3 over to Bonnie Brimmeier. But when you come up to
4 speak to the microphone, please state your name for the
5 stenographer so that she can type it in. Okay.
6 Bonnie, it's all yours.

7 MS. BRIMMEIER: Hi. My name is Bonnie Brimmeier.
8 I'm the Borough solicitor and I would just ask if
9 everybody that wants -- first, I'm going to ask if
10 there's any questions from council and then we'll open
11 it up to the audience. Please come and state your name
12 and your address clearly for the court reporter. We
13 have to ask that you don't speak over each other
14 because the court reporter has to take down everybody's
15 testimony.

16 And, also, if we could ask that the testimony try
17 to not be repetitive. If somebody has already said
18 what you had to say, you know, we would ask, just to
19 conserve time that, we not have, you know, ten people
20 saying the same thing.

21 That being said, does council have any questions
22 for Shelly?

23 MR. PEPE: Anybody on council?

24 MR. MATHEW: I do not. Gregg, you don't? Okay.

25 MR. PEPE: Okay. Bonnie, nobody has any

1 questions.

2 MS. BRIMMEIER: Okay. Are there any people in the
3 audience that want to speak?

4 JERRY MAHARG: Yeah.

5 MR. PEPE: Please.

6 JERRY MAHARG: My name is Jerry Maharg. 143
7 Oakdale Drive in Zelienople. A couple concerns that I
8 have and other people have is if you're eliminating
9 that part, what are the guidelines that a development
10 is going to follow especially knowing there's a plan
11 for a housing development coming in off of 68 beyond
12 Timberbrook?

13 MS. KALTENBAUGH: Whichever zoning district
14 they're locating in, whether it is -- I believe those
15 areas are R-1 and 2, they would have to have 12,000
16 square foot lots. They would have to be set back
17 30 feet from the street, 15 feet side yards on each
18 side, with a minimum side yard of 25 feet for corner
19 lots and a rear yard of 30.

20 Now, in this Ordinance, it only requires units
21 have to be ten feet apart. So, you can see that
22 there's a big difference in lots. It's not laid out in
23 lots like what would be something that would come in.
24 It would be --

25 JERRY MAHARG: So, what part of the zoning does

1 that fall underneath of the zoning rules since Part 12
2 is gone? It's a planned housing development, but it's
3 not going to be in the zoning book anymore; right?

4 MS. KALTENBAUGH: No. And it will have to comply
5 with everything else that's the yard requirements that
6 are required for that zoning district.

7 JERRY MAHARG: Just for the zoning district? Not
8 for a housing development; correct?

9 MS. KALTENBAUGH: Well, a housing development
10 would go on to a parcel of land which is located in a
11 specific zoning district.

12 JERRY MAHARG: Okay. So, they develop this land.
13 They have all kinds. They have to deal with wetlands.
14 They have to deal with water runoff, everything. Where
15 does that -- where does that fall in the zoning?

16 MS. KALTENBAUGH: That falls -- it does not fall
17 in the Zoning Ordinance. That falls in the Subdivision
18 and Land Development Ordinance.

19 JERRY MAHARG: Okay.

20 MS. KALTENBAUGH: Which is not under --

21 JERRY MAHARG: Is that state? What is that?

22 MS. KALTENBAUGH: No. It's our own Ordinance.

23 JERRY MAHARG: Okay. And that's somewhere else in
24 the zoning?

25 MS. KALTENBAUGH: No, it's not in the zoning.

1 MR. PEPE: It's different altogether. It's a
2 different ordinance altogether.

3 JERRY MAHARG: Okay.

4 MR. PEPE: Nothing to go with what's being removed
5 at the present time.

6 MS. KALTENBAUGH: It's called a SALDO, a
7 Subdivision and Land Development Ordinance. And it's
8 separate.

9 JERRY MAHARG: So, would it have not been better
10 just to change the parts in the zoning now that are bad
11 and leave it in there? Is there no benefit to leaving
12 it in there, the good parts? Just take out the bad
13 parts and modify it?

14 MS. KALTENBAUGH: I don't know that there's
15 really, as I said, I don't know that there's really a
16 need for P.R.D.s. If you want to see a three-story 50
17 unit building like what you see now that's being built,
18 this Ordinance allows that.

19 JERRY MAHARG: I saw that. Okay. So, it's going
20 to benefit the community by eliminating it altogether?
21 It will not benefit a developer at all?

22 MR. PEPE: No. The P.R.D. is being removed
23 because it, as a whole, we felt, was defective and it
24 had problems. By removing that entire package, that
25 would -- anybody coming in to develop that land would

1 have to go back and it falls back to the regular zoning
2 for whatever that jurisdiction, whatever that zoning
3 district is. At this particular point in time, yes.

4 JERRY MAHARG: So, for a planned housing
5 development, there would be no specific part?

6 MR. PEPE: There would be no planned housing
7 development. There would be no P.R.D.

8 MS. KALTENBAUGH: They would have to meet the
9 requirements just like your lots in your subdivision
10 met certain size lot requirements with certain
11 setbacks, certain distances from yard lines.

12 MR. PEPE: There's probably a developer who would
13 have a plan if that's what you mean, Jerry, but that
14 person would have to, they would have to comply with
15 whatever the zoning is for that district, whatever he
16 or she wishes to build.

17 JERRY MAHARG: Okay. I think I understand it.
18 What is the Proposed Ordinance 877-21? What exactly is
19 that?

20 MS. KALTENBAUGH: That's the Ordinance that takes
21 all the sections out of the Zoning Ordinance that cover
22 the planned residential development.

23 JERRY MAHARG: Okay.

24 MS. KALTENBAUGH: Since the Zoning Ordinance is an
25 Ordinance, anything we do to amend it also has to be an

1 Ordinance.

2 JERRY MAHARG: So, that's the amendment part?

3 MR. PEPE: That's right.

4 JERRY MAHARG: Okay. That wasn't real clear to
5 me.

6 MR. MATHEW: To answer your question, I think we
7 can have Tom tell you about, you were asking about
8 water runoff and that.

9 JERRY MAHARG: Correct.

10 MR. MATHEW: So, we will do that. That has to go
11 to Butler County also; is that right, Tom?

12 MS. KALTENBAUGH: It goes --

13 MR. MATHEW: Let Tom answer.

14 MR. THOMPSON: Any development would. Any
15 development would be required to meet all of the storm
16 water controls that the Borough currently has in effect
17 for the particular property.

18 MR. MATHEW: And that also would be approved by
19 Butler, too; right?

20 MR. THOMPSON: Butler County Planning Commission
21 would review the plans themselves, but they wouldn't
22 look at the detail of the storm water management plan.

23 MR. MATHEW: Okay.

24 JERRY MAHARG: Okay. That answers my questions.
25 Thank you.

1 MR. PEPE: Oh, you're welcome.

2 MR. THOMPSON: Shelly, can you repeat the
3 requirements for the lot sizes of the R-1 and R-2
4 districts?

5 MR. PEPE: The current one that would be in effect
6 if the P.R.D. was removed?

7 MS. KALTENBAUGH: The one that's in effect now and
8 the one that would be in effect after the P.R.D.s, it's
9 the same thing.

10 MR. PEPE: Please.

11 MS. KALTENBAUGH: The minimum lot area for R-1
12 zoning district is 12,000 square feet. The minimum lot
13 width at the building line and that would be 80 feet.
14 Minimum yard depth, which would be from the edge of the
15 right-of-way, would be 30 feet back. That's where you
16 could then begin to put your house. The minimum side
17 yard is 15 feet on each side. The minimum side yard at
18 a corner is 25 feet. The minimum rear yard is 30 feet
19 from the building lot line. You can only have -- you
20 can have a minimum of 50 -- a minimum coverage of
21 25 percent and a maximum impervious coverage of
22 40 percent. And the building height is 35 feet or two
23 and a half stories.

24 R-2 is very similar with the minimum lot area
25 being 12,000 square feet. 60 feet at the building

1 line. 25 feet from the front lot line is where you
2 could then -- that's your front building line where you
3 could then put your house. 15 feet on each side of the
4 house for the side yards. 25 feet again for a side
5 yard at a corner. Minimum rear yard would only be
6 20 feet. Lot coverage is 35 percent and maximum
7 impervious coverage is 50 percent. And maximum
8 building height is 35 feet or two and a half stories,
9 whichever is less.

10 MR. PEPE: Does that cover what you wanted, Tom?

11 MR. THOMPSON: It does. And just as a reminder,
12 there are about ten people on virtually, so when you're
13 done asking your questions for those in attendance, we
14 can open it up for those attending virtually.

15 MR. PEPE: Certainly. Thank you.

16 MR. MATHEW: Thank you.

17 MR. PEPE: Next.

18 MR. MATHEW: Anybody else in the room?

19 BRIAN BEIGHEY: My name is Brian Beighey and I
20 grew up in Timberbrook, but now I live just on the
21 other side of the Beaver County line, so the back of
22 our lot is the Beaver County --

23 MS. BRIMMEIER: Could you state your address
24 please.

25 BRIAN BEIGHEY: Yeah. 2070 Route 68, Zelienople.

1 MR. PEPE: You are just in the back of it.

2 BRIAN BEIGHEY: Yeah. We're one of those weird,
3 like we live -- our mailing address is Zelienople, but
4 we're the reason you have to select Butler County, not
5 Beaver County.

6 MR. MATHEW: Got you.

7 MR. PEPE: Go ahead.

8 BRIAN BEIGHEY: Thanks for the information on the
9 P.R.D. It makes a little more sense now. So, a couple
10 questions with that. I think it might help clarify in
11 my mind why was the P.R.D. that is being removed, why
12 was it initially put in place and when was it put in
13 place? Like, what was the purpose behind that
14 initially if that's an answer?

15 MR. PEPE: Do you know what the year was, Shelly,
16 because it was a while back?

17 MS. KALTENBAUGH: It was right before I started.
18 Was that 2014?

19 MR. PEPE: It might have been. I'm not sure. I
20 thought it was older than that. I think it was put in
21 place because we thought that was appropriate. I'll be
22 very honest with you. And after using it and finding
23 out what the effects are of that, we felt it was
24 inappropriate. And in order to do better, that's why
25 we felt we needed to remove it. I'll be very frank

1 with you.

2 BRIAN BEIGHEY: Sure. That kind of gets to my
3 next question, which is, that's I can definitely see
4 why a community like ours would want a P.R.D. in place
5 and from what you just listed as all the requirements
6 for R-1 and R-2. Just in my very limited understanding
7 of this, it seems like a developer would be able to
8 find holes in what's listed for R-1 and R-2 or whereas
9 for some of those holes, if you will, that might
10 benefit the community or benefit neighbors or people
11 like me that have a lot line that would be right
12 abutting up against this potential new community, that
13 there could be things in a P.R.D. even if it was
14 changing one or adding a new one that could really
15 bring a lot of benefit to the community.

16 So, that's a long way to ask my question, which
17 is, is there anything in place or is there any thought
18 of putting in a new P.R.D. that would have things like
19 percentage of open area, the houses having to show open
20 areas, even further setbacks from state routes? I
21 didn't hear anything in the R-1/R-2 about how far you
22 had to be from a state route, that sort of thing.

23 MR. PEPE: That's a great question. And yes,
24 there is some thought to putting something in, but it
25 won't be a P.R.D. because we felt that that's

1 inappropriate for us.

2 BRIAN BEIGHEY: And why or what's the distinction
3 there between what would make a P.R.D. inappropriate or
4 --

5 MR. PEPE: Shelly, can you help me with that
6 because I'm not technically, I can't really answer the
7 P.R.D. portion and then I would like to finish
8 answering the question.

9 MS. KALTENBAUGH: Okay. I think that the P.R.D.
10 is, I mean, we could do a whole new P.R.D. Ordinance,
11 but I think probably the better chance, the better
12 opportunity would be to look at the two zoning
13 districts. I think what you were specifically talking
14 about are the Glade Run properties.

15 BRIAN BEIGHEY: Yeah, right.

16 MS. KALTENBAUGH: And look at how we could beef up
17 those sections of those ordinance or those zoning
18 districts to do things like have buffer areas which are
19 not provided for but which we could do if we improved
20 the zoning district.

21 BRIAN BEIGHEY: Okay.

22 MS. KALTENBAUGH: I don't think there's really a
23 need. I mean, that's a pretty flat piece of property
24 except for where it goes up. I mean, and what P.R.D.s
25 are meant to do is if you have a tough topography that

1 you could do cluster development, and I just don't see
2 that there's really the need for that.

3 BRIAN BEIGHEY: Okay.

4 MR. PEPE: We just think that we can do better.
5 I'll be very honest with you. And put something else
6 in there that would work for the people who own the
7 property. At the same time, put a lot more protections
8 in than we currently think exist.

9 MS. KALTENBAUGH: Could I just say one more thing?
10 When Tom and I were working on the Trek Development
11 Glade Run project, that's when we discovered because
12 this had never been used before. That's when we just
13 started to discover all of the conflicts, the holes,
14 redundancy, and it was a real hair tearer outer I'll
15 have to tell you. And originally the developer came in
16 developing that whole parcel. And they only came in
17 and developed half of it and they cut back their
18 density levels. Or if they went by what this
19 Ordinance, what the P.R.D. is, you would see much more
20 housing in there than what you see today.

21 BRIAN BEIGHEY: Is that right? Okay.

22 MS. KALTENBAUGH: They wanted to have three of
23 those three-story apartment buildings which --

24 BRIAN BEIGHEY: Yeah. So, I really appreciate
25 that answer. And so, I guess the follow-up to that

1 would be, in the interest of beefing up, I think you
2 said beefing up kind of those residential, those
3 development areas; right?

4 MS. KALTENBAUGH: Right.

5 BRIAN BEIGHEY: Is that something that we can have
6 confidence that there would be an opportunity for
7 public comment or --

8 MR. PEPE: Absolutely.

9 BRIAN BEIGHEY: And that would happen then before
10 an official plan would be in place from the
11 development?

12 MR. PEPE: Absolutely, yes, correct.

13 MS. KALTENBAUGH: Yes.

14 MR. PEPE: As soon as it's ready for council to be
15 able to consider this Ordinance for advertise, which
16 may be soon, I'm not sure exactly when, it will be
17 absolutely open for advertisement and discussion, no
18 questions asked. It will be totally transparent.

19 MS. KALTENBAUGH: The document will be available
20 online and there will be meetings before the Planning
21 Commission and council for people to come in and make
22 their concerns or what they would like to see added or
23 taken out of that Ordinance.

24 BRIAN BEIGHEY: Okay. I have two more questions.
25 Then I promise I'm done. The next one is, is it fair

1 to say that the P.R.D. removal, so this amendment to
2 remove the P.R.D., was that done in reaction to the
3 development that's happening at Glade Run?

4 MS. KALTENBAUGH: Yes.

5 BRIAN BEIGHEY: Now --

6 MS. KALTENBAUGH: Yes. We realized -- I mean, I
7 don't think until you really get in there and start
8 working with it, I don't think you really realize how
9 bad something is. Until you really start seeing what
10 goes down on a piece of paper and until you start
11 working with the developer and you say one thing and
12 they point to another section and say but it says this
13 here, and when you try and get them to provide more
14 open space or recreation areas, then the Ordinance
15 doesn't really address that.

16 BRIAN BEIGHEY: Okay. Good. And then, so the
17 last question is, given where my property line is being
18 the county division line, the question on my mind, is
19 there anything in on the Borough side that has any
20 current stipulations in the zoning that says there's
21 already an offset required from a county line for a
22 development or a property line?

23 MS. KALTENBAUGH: No, sir.

24 BRIAN BEIGHEY: And then, is there -- okay. And
25 is there anything in the zoning that talks about an

1 additional buffer potentially between agricultural and
2 residential --

3 MS. KALTENBAUGH: No.

4 BRIAN BEIGHEY -- zoning?

5 MS. KALTENBAUGH: I've seen a lot of zoning
6 offered where they create buffers between different
7 zoning districts, but it's not in this one.

8 MR. PEPE: Shelly, just by virtue for edification,
9 can any of that be included in anything that we present
10 later?

11 MS. KALTENBAUGH: Yes, yes.

12 MR. PEPE: So, those are options, I guess, is what
13 I'm saying.

14 BRIAN BEIGHEY: Okay. I appreciate your time.
15 Thanks a lot.

16 MR. PEPE: No problem at all.

17 MR. MATHEW: Anybody else in here?

18 CAROL ESPY: I have a question.

19 MR. PEPE: Sure. Come on up.

20 CAROL ESPY: My name is Carol Espy. I'm a new
21 resident to Zelienople.

22 MR. PEPE: Welcome.

23 CAROL ESPY: We are at 225 South Jefferson. And
24 when we moved in, I asked if there was going to be any
25 building near our home and we were told not that we

1 know of.

2 MR. PEPE: You said Jefferson?

3 CAROL ESPY: South Jefferson.

4 MR. PEPE: Okay.

5 CAROL ESPY: We were told not that we know of.

6 And, you know, there's just not much land left in the
7 Borough of Zelienople. And we have a very large
8 development going on right by our home right now.

9 MR. PEPE: Well, I'm not sure who said that and
10 when it was said, to be very honest, but I don't know
11 how to answer that question.

12 CAROL ESPY: Yeah.

13 MR. PEPE: I don't mean to interrupt you. My
14 apologies. But the development that's currently being
15 built was on the books for quite some time before it
16 ever even happened, so I'm not sure how to answer your
17 question.

18 CAROL ESPY: Right. So, anyway, as I started to
19 look it up and see what was being built there, Jeremiah
20 Village, which I guess is the name of it.

21 MR. PEPE: That's correct.

22 CAROL ESPY: Many times as I would research it,
23 there were different -- there were different
24 definitions of the use of what Jeremiah Village was.

25 MR. PEPE: Absolutely.

1 CAROL ESPY: Which is really shouldn't the use be
2 told up front how they're going to use it?

3 MR. PEPE: The developer, I think this may be the
4 section or third developer involved in that. There
5 were three, at least three different manifestations of
6 that project dating back at least five, six, seven
7 years. I'm not sure exactly when.

8 CAROL ESPY: So, how are they able to change their
9 use?

10 MR. PEPE: They didn't. They changed their
11 reaction to what we wanted in there.

12 CAROL ESPY: Okay.

13 MR. PEPE: And there were different developers and
14 finally they came to terms of what it should be. We
15 didn't change. Their reaction and who wanted to
16 develop it changed.

17 CAROL ESPY: So, we're in the first phase of it
18 now; right?

19 MR. PEPE: Of Jeremiah Village.

20 CAROL ESPY: Jeremiah Village.

21 MR. PEPE: And maybe the only phase. We don't
22 know that. There hasn't been an application for the
23 second.

24 CAROL ESPY: There hasn't been?

25 MR. PEPE: No.

1 CAROL ESPY: Because everything I'm reading, it
2 seems to be that there is going to be a second.

3 MR. PEPE: There has not been. I'll be very,
4 there has not been an application for a second.

5 CAROL ESPY: There has not?

6 MR. PEPE: Correct.

7 MS. KALTENBAUGH: It shows a second phase.

8 MR. PEPE: But there hasn't been an application.

9 MS. KALTENBAUGH: And no, there's nothing shown in
10 the second phase of what that could be.

11 MR. PEPE: There's nothing in front of us to
12 consider for that.

13 MS. KALTENBAUGH: And if we take -- if we take the
14 P.R.D. Ordinance --

15 MR. SITTIG: This is Bill.

16 MR. PEPE: Bill Sittig is one of our attorneys.

17 MR. SITTIG: Yes. I just want to make this clear.
18 There is no phase two or phase one. This P.R.D. does
19 not apply to the vacant area parcel.

20 MR. PEPE: I'm not sure whether you're answering
21 the woman's question, Bill. Her question was that
22 Jeremiah Village is currently in effect. At least
23 there's been what's being built. It was noted as two
24 different phases, but we only have approved phase one.
25 That's what your question is; is that correct?

1 CAROL ESPY: And there are plans, many times I've
2 been online and seen plans for phase two. I mean, it's
3 12 acres of the development; right?

4 MR. PEPE: I believe you're probably correct, but
5 we don't have plans for that.

6 CAROL ESPY: They haven't given you anything. So,
7 what in the removal of this particular Ordinance and
8 what is this residential, what is it? Three? Zone
9 three or what is Jeremiah Village considered?

10 MS. KALTENBAUGH: Jeremiah Village is R-2.

11 MR. PEPE: I don't know that.

12 MS. KALTENBAUGH: Yes. Two.

13 CAROL ESPY: What are the protections there that
14 are -- are they redundant with 1201 through 1210? Are
15 they redundant with already what's being thrown out?
16 Because there's a lot of approval processes in this.

17 MR. PEPE: Absolutely. Bill, maybe you can answer
18 this question in terms of I think what the resident is
19 talking about is that with the removal of the P.R.D.,
20 how does that affect whatever phase two would be. Is
21 that what your question is? Bill, can you answer that
22 question for us.

23 MR. SITTIG: Yeah.

24 MR. PEPE: Say that again.

25 MR. SITTIG: Absolutely. It was phase one and

1 phase two. It no longer is. The property that's being
2 built is the only property that's covered by the P.R.D.
3 Ordinance. The remaining lot is not covered by the
4 P.R.D. Ordinance. It is subject of the R-2 provisions
5 that Shelly enunciated, which is one of the reasons
6 this Ordinance is being repealed. So that the vacant
7 lot which was formerly known as phase two under the
8 P.R.D. is now an R-2 lot that would not be permitted
9 under the P.R.D. Ordinance. So that that phase, that
10 development that you are seeing now would not be
11 permitted on the vacant parcel. That was a big part of
12 the drive for repealing the P.R.D.

13 MR. PEPE: Thank you, Bill. Does that answer your
14 question?

15 MR. SITTIG: Because that property is also more
16 proximate to it.

17 CAROL ESPY: Now I have a fun question.

18 MR. PEPE: Okay.

19 CAROL ESPY: That since the residents are not
20 allowed to budget their electric bills and because
21 there is no such thing as budgeting like Duquesne Light
22 would budget your electric bill, but the Zelig electric
23 power will not budget. Since there's going to be such
24 a wonderful government funded windfall of utility bills
25 from Jeremiah Village, why not allow the residents of

1 Zelie to have budgeted electric bills?

2 MR. PEPE: Well, I'm not sure I can answer your
3 question right now, but I'll certainly look into what
4 that would mean and how to do that.

5 CAROL ESPY: Is there a way for us to put forward
6 something, a committee to investigate?

7 MR. PEPE: We already have an electric committee
8 there.

9 CAROL ESPY: Okay.

10 MR. PEPE: That could be something that we can
11 consider, but I don't know if I can answer your
12 question whether I can or I can't. But at least we can
13 take a look at that for you.

14 CAROL ESPY: That would be great.

15 MR. PEPE: I'll be happy to take a look at that. I
16 can't promise anything, but I'll see what we can do.

17 MR. MATHEW: Okay. Anybody else in the room?

18 JEFF PETERS: I have some questions. Jeff Peters.
19 105 Oakdale Drive. The last time we talked on this
20 topic, I had asked five questions maybe a couple months
21 back and it was in regards to some of the negative,
22 potentially negative impacting provisions that could
23 happen as a result of new development around, in and
24 around the Zelienople area. And I'm coming back
25 basically with repetitive call here to ask you folks

1 today if we've given any more thought to what new
2 developments around Zelianople are going to do as far
3 as access, traffic, accommodating parking, you know,
4 access to our establishments here in town. You know.

5 We boast to be a modern place with old-fashioned
6 grace, but it seems like we're quickly turning
7 ourselves into little Cranberry. And now those of us,
8 myself in particular, who moved here for the
9 old-fashioned grace are not going to get to realize
10 that for very much longer or it seemingly feels that
11 way.

12 MR. PEPE: I'm not sure which question you would
13 like me to answer because you've lumped a whole lot
14 together and I don't know how to answer the question.

15 JEFF PETERS: Okay. Starting with potential for
16 development behind Timberbrook.

17 MR. PEPE: Yes.

18 JEFF PETERS: Have we given any thought to where
19 access would exist?

20 MR. PEPE: Absolutely.

21 JEFF PETERS: Right in off Timberbrook or would
22 there be multiple access points?

23 MR. PEPE: Absolutely. And we have to make sure
24 if anything is considered there, and it possibly very
25 well could be, we have to make sure the entrance and

1 egress are all appropriate and probably better than
2 they are now. So, to answer your question, yes,
3 there's a lot of thought into this and it would have to
4 be some pretty specific and some pretty involved
5 traffic studies to ensure those things happen and what
6 those traffic flows would be.

7 JEFF PETERS: So, given that there's significant
8 thought, in your words, are you able to share at my
9 level what some of those thoughts have been as far as
10 egress?

11 MR. PEPE: Yeah. We're actually -- it's more of a
12 reactionary thing, Mr. Peters, than anything else. We
13 have to see, first of all, if there's going to be a new
14 ordinance to put in place that will handle that area.
15 Some of that will be addressed in that. The other part
16 will be is, as a reaction to whatever the developers
17 have in terms of what their entrance and egresses are
18 and our reaction to them saying what we would like to
19 see, that has already begun in discussion. So, there's
20 really nothing else to say yet other than the fact we
21 will ensure that the entrance and egress would be
22 better for folks overall. We would be glad to share
23 that when it's something in front of us to be able to
24 do that. It would be open to the public.

25 MR. MATHEW: And it also has to go to PennDOT.

1 MR. PEPE: Absolutely. PennDOT, they would have
2 to have approval on that, too. It's a pretty lengthy
3 process.

4 JEFF PETERS: So, logic says to me inlet would
5 come in Timberbrook. Now, you're talking about egress.
6 Are you saying that something would be at the back of
7 the plan as an exit?

8 MR. PEPE: We're looking at a second, yes.

9 JEFF PETERS: Would that be directly onto Route
10 19?

11 MR. PEPE: That's the area that we're looking at,
12 yes.

13 JEFF PETERS: Rather than rerouting everything
14 down back Oakdale?

15 MR. PEPE: That is one of the suggestions, yes.

16 JEFF PETERS: Okay. Okay. Part B of all of those
17 questions I asked. Traffic accommodations. Back to my
18 example of becoming little Cranberry here. It seems
19 like Route 68 could potentially become Freedom Road or
20 the next example of Freedom Road. We have a two lane
21 highway that's already terribly congested for people
22 trying to get in and out of those neighborhoods. What
23 happens when we add at least potentially two more out
24 there in the farmlands beyond and potentially through
25 Timberbrook?

1 MR. PEPE: That's a very good question and that's
2 something that has to be considered when there's a
3 development on the table to consider. There are none
4 at the present time. There would have to be something
5 in traffic studies to determine how that has to occur
6 and what improvements would need to be made. So, your
7 question is a good one and it's going to be one that we
8 have to address when the time is that we need to
9 address that.

10 JEFF PETERS: So, are we saying that there's no
11 foresight going into anticipating what's happening?

12 MR. PEPE: There's nothing on the plans right now
13 other than what you see PennDOT doing in terms of
14 trying to improve that, improve the curve and
15 everything else there that currently exist. We have to
16 respond to what may be, you know, a development in
17 there. At the current time, there really isn't
18 anything we can do there other than the improvements
19 that we have at some of the intersections that are
20 already on the books for us to improve. Like Green
21 Lane, for example, is one of those.

22 JEFF PETERS: Our posture then is strictly
23 reactionary?

24 MR. PEPE: No. I don't want you to get that
25 impression.

1 JEFF PETERS: Okay.

2 MR. PEPE: The Green Lane project, for example,
3 with the Jeremiah Village going in there, there is an
4 improvement at that intersection. PennDOT, in
5 conjunction to us, is improving the curve that's going
6 out into Route 19 and Main Street. Anything back over
7 from that there hasn't been a development, so it's hard
8 to build something that if you don't even know that you
9 need to build to put something in for.

10 We've included walkways from the bridge down.
11 Some of the provisions that we wanted to ensure is to
12 make sure there's pedestrian walkways through there as
13 well, which are in place and which will be in place
14 when anything else is built. So, that's the best I can
15 answer in terms of that.

16 JEFF PETERS: Fair enough. Last part. Parking.
17 In the three years that I've been here has been an
18 issue. Even though we put in -- I'm not sure.
19 Directionally I'm challenged right now. Wherever the
20 new lot is. Is that that way?

21 MR. MATHEW: Back here.

22 JEFF PETERS: It's all well and good and seems to
23 accommodate our current population, but what is the
24 plan as a result of any potential --

25 MR. PEPE: Our parking situation is basically,

1 it's a result of success, isn't it? I mean, we've had
2 some successes to develop and the redevelopment of Main
3 Street. And we tried to plan for that with the parking
4 lot, the increase, which is 113 spaces, I believe. But
5 we need to do better.

6 We're looking now at some other plans that we're
7 trying to determine whether or not we can expand
8 parking at various other parts of the town to
9 accommodate that as well. But that's an issue and we
10 try to deal with that. I wish I had a better answer
11 for you, but that's about all I can do right now until
12 we get something more concrete.

13 JEFF PETERS: Continue being pesty. Are you able
14 to share any level of detail in those thoughts?

15 MR. PEPE: Not until we talk to the people that
16 are involved, private people that are involved in it,
17 and I can't do that until then.

18 JEFF PETERS: Very well. Sure. Thank you very
19 much.

20 JERRY MAHARG: Can I ask a quick follow-up
21 question?

22 MR. PEPE: Come back up. Identify yourself.

23 JERRY MAHARG: It's Jerry Maharg again. There was
24 a question earlier about maybe relooking at like
25 setbacks for agricultural and stuff. But if somebody

1 comes in, and we'll talk about the potential plan
2 behind Timberbrook which is going to butt up to the
3 farm property. It's going to be R-1 or R-2, correct,
4 since --

5 MR. PEPE: I would assume.

6 JERRY MAHARG: It would be under one or the other;
7 right? So, if they come in with a plan that meets
8 everything that's in the zoning, can you change any of
9 that after that's already updated if they meet
10 everything? Can you say no, we want to change that?

11 MR. PEPE: Shelly, can you answer that question
12 because I'm not sure if I'm capable of doing that.

13 MS. KALTENBAUGH: Just like anybody else, when you
14 come in and get, there's an ordinance and there are
15 requirements and once they're -- I mean, we can't go
16 changing things when they're midway through things or
17 halfway through or at the end. So, what's in place is
18 what they will be following.

19 JERRY MAHARG: Okay. Because maybe I
20 misunderstood. I thought you mentioned before that
21 could be looked at.

22 MR. PEPE: Yes. We're looking if there's going to
23 be an ordinance to replace what we're taking out, then
24 those are the things that I think the gentleman was
25 asking can they be considered putting in that prior to

1 any development and that's what I said yes, we could
2 look into that. I don't know if that answers your
3 question.

4 JERRY MAHARG: It does. So, which brings me back.
5 Shouldn't there be an ordinance in place to replace
6 that?

7 MR. PEPE: Not at the present time, but it will be
8 very shortly.

9 JERRY MAHARG: Okay. Thank you.

10 MR. PEPE: It will be. I think Shelly mentioned
11 it's almost ready to be put out there for council and
12 Planning Commission to approve for public comment.

13 JERRY MAHARG: Thank you. I understand that.
14 Thank you very much.

15 MR. MATHEW: Anybody else in the room?

16 (No response.)

17 MR. MATHEW: Anybody on remotely want to speak?
18 Unmute and state your name.

19 (No response.)

20 MR. MATHEW: Okay. Is there anybody out in the
21 hall that wants to?

22 KEVIN BEHUN: Kevin Behun. I'm at 106 Oakdale. I
23 just want to say I tuned in to this early because I
24 wanted to hear the details of the idea of repealing the
25 plan for residential. Obviously, as a homeowner that

1 lives on the line with Timberbrook, I'm a little bit
2 concerned as to what could potentially be in my yard
3 here in the next couple months or next few years. I'm
4 glad to hear you guys think you can do better than what
5 was in there now. I don't want to look out of my side
6 window and read the headline on my neighbor's big
7 screen TV through their living room, so the change in
8 the setbacks to get away from those ten foot offset and
9 keeping it at least 15 feet from property line would
10 put, from my understanding, 30 feet between house
11 walls. I would love to have more than that, but I
12 think that's reasonable compared to what we have in the
13 Borough now.

14 I like living in town. I've lived here for about
15 ten years now before growing up in the area as well and
16 I think the charm of Zelmanople can be continued with
17 that. So, the quarter acre lot, I would like to see it
18 bigger than that just as we can continue to have the
19 little bit of room that we have, but I'm glad you want
20 to keep that rather than go to much smaller lots.

21 Also, as was stated earlier, obviously, as a
22 resident of Timberbrook, if we do any development
23 there, I really would like to see at least one more
24 access point to get in and out. The question I have
25 about that is, how much control does the Borough have

1 for suggesting edits to the plan that -- let's say it's
2 whatever, you know, John developer comes in tomorrow
3 and has a plan for 100 homes back there. And they want
4 to go out, just for argument sake, out to Muntz Run
5 Road to get out of the plan. How much authority does
6 the Borough have to say no, you're going to come to 68
7 or no, you're going to go out to 68 through this versus
8 just allowing them to just do a street? I don't
9 understand where that authority lies.

10 MR. PEPE: Tom, perhaps you are best to answer
11 that question. Or Bill Sittig. I'm not sure, but if
12 you can help us out, I would appreciate it.

13 MR. SITTIG: Yeah. So, that has to do with just
14 property rights to the extent that you have physical
15 access and the developer doesn't have any right to gain
16 access. But if they have frontage on the road and the
17 road is suitable for a curb cut, then the municipality
18 through other ordinances may have, may have the right
19 to compel that second access. So, it really depends on
20 the plan and it's limited, but there are situations
21 where the municipality can compel.

22 Like, for example, to have two points of access
23 and that would be one of them. Or if that's the only
24 real means of access that works for that level of
25 traffic or that situation, then you can compel it. So,

1 it's hard to answer it from beginning to end, but there
2 are situations where you have the ability to compel
3 dual means of access.

4 KEVIN BEHUN: One follow-up with that point is,
5 however this ends up getting developed, I expect it to
6 be coming at some point, the potential access from 19
7 though. I live in the front portion of Timberbrook
8 now, so every resident passes my house twice a day and
9 that's a lot of cars for that little plan. I would
10 really not want to see another hundred or two hundred
11 units or however much it was also have that as the
12 prime entrance and exit as well as anyone coming down
13 19 that wants to take a short cut through town. So,
14 I'm hoping that whenever you're looking at the new
15 ordinance that you're considering that you find a way
16 to address that to make whatever roadway would go
17 through keep us from being Franklin Road in Cranberry
18 potentially.

19 MR. PEPE: Kevin, and just --

20 KEVIN BEHUN: One question though. You mentioned
21 the sidewalk. Am I understanding you're trying to get
22 them to develop a sidewalk that would come all the way
23 down to Timberbrook south of the bridge or what bridge?

24 MR. PEPE: You mean on Beaver Street? Yeah. Our
25 plan is in place from the bridge because we have

1 PennDOT building the sidewalks out from the bridge that
2 goes in front of the old fire station where public
3 works is. And we have agreements that when the land
4 that is between there and I guess Green Lane is
5 developed that there will be sidewalks. That would
6 make sure that that was contiguous all the way through.
7 That's what our goal is. I don't have anything from
8 the bridge in Timberbrook yet.

9 KEVIN BEHUN: Thank you.

10 MR. PEPE: But for the bridge in town, yes, we do
11 this.

12 MR. MATHEW: Anybody else?

13 KEVIN BEHUN: Thank you.

14 MR. MATHEW: Anybody else on remotely want to
15 speak?

16 (No response.)

17 MR. MATHEW: Bill, do you have anything else you
18 want to say to us?

19 MS. KALTENBAUGH: Was there anybody else?

20 BRIAN BEIGHEY: I had one for follow-up, if I
21 could. Brian Beighey. So, I read through the P.R.D.
22 My favorite part of the P.R.D. was the first five
23 things you had listed there under purpose. And to the
24 point of to encourage the preservation of wooded hill
25 sides, open spaces throughout the Borough, those sorts

1 of things. So, my question is, there's kind of two
2 parts to it. If there were flaws in this, like you had
3 mentioned, and so that's why it's being repealed
4 because there are loopholes or it allowed things we
5 wanted to avoid in the future or future development, is
6 there -- and this is not a question that reflects on
7 anybody's knowledge here necessarily of development.
8 But to try to catch those things, holes, loopholes,
9 that sort of thing, prior to a developer coming in and
10 doing something, is there like a method for bringing in
11 a consultant or and not just relying on, you know,
12 our -- what we don't know, I guess, could be our worst
13 enemy?

14 MR. PEPE: Sure.

15 BRIAN BEIGHEY: So, is that something the Borough
16 would be open to or just to help us, you know, avoid
17 things we don't know?

18 MR. PEPE: It's not just us. We have a Borough
19 engineer. We use consultants whenever we can that we
20 feel we need to. So, absolutely we're open to that.
21 This isn't a creation of one person is what I'm trying
22 to say.

23 BRIAN BEIGHEY: Sure. Yeah. And I guess my point
24 there is just that a consultant that we, you know, as a
25 town, you know, these sort of things that are listed at

1 the front of the original, the original P.R.D. that's
2 being removed, if those are our goals as a town, as a
3 borough, and if that's what we're continuing on, just a
4 way to achieve that and make sure that, you know, we're
5 covering all the bases.

6 MR. PEPE: Yeah. Some of the P.R.D. wasn't bad,
7 which is what you are saying.

8 BRIAN BEIGHEY: Right.

9 MR. PEPE: But some we need to be able to keep the
10 good and improve the bad part. That's what we're
11 trying to do.

12 BRIAN BEIGHEY: Okay. Second thing. In your
13 opinion in removing this P.R.D. from a development
14 standpoint, do you think that's an incentive or a
15 disincentive to a developer or future developer?

16 MR. PEPE: By us removing this?

17 BRIAN BEIGHEY: Yeah.

18 MR. PEPE: Shelly, what do you think?

19 MS. KALTENBAUGH: I think it's probably, by
20 removing it, you're taking away a lot of power that the
21 developer had to develop something probably more
22 intensely than what it should be. And to try now, I
23 mean, we've considered to just try and go in and if you
24 try and fix parts of this, I think you would only make
25 it worse I think because it's --

1 MR. PEPE: Can I tell you a story?

2 BRIAN BEIGHEY: Sure.

3 MR. PEPE: The story is, about 16 months ago when
4 we first proposed to remove this P.R.D. Ordinance, this
5 room was filled with developers angry at us. Does that
6 answer your question?

7 BRIAN BEIGHEY: So, so, when you proposed to
8 remove it, they came in and they were angry?

9 MR. PEPE: Absolutely.

10 BRIAN BEIGHEY: So, obviously, that's a
11 disincentive.

12 MS. KALTENBAUGH: Then they brought a whole bunch
13 of attorneys with them.

14 MR. PEPE: And it was rather spirited, yes.

15 BRIAN BEIGHEY: Interesting. Thanks. That
16 answers any questions. Thanks a lot.

17 MR. MATHEW: Bill, do you have anything else you
18 want to tell us?

19 MR. SITTING: Just the context of the P.R.D. had to
20 do with large undeveloped tracts, ten acre minimum
21 tracts. The reality is, that concept as a whole
22 doesn't fit the Borough. The Borough, unlike other
23 municipalities, doesn't have large undeveloped tracts.
24 So, the concept of a P.R.D. fitting large undeveloped
25 areas just didn't make a lot of sense.

1 The other practical part of it is the large
2 undeveloped tract, which is what area's being referred
3 to a lot here to tonight, is so large that you can
4 really custom design it to fit the land and so you can
5 work with them on an individual basis. You don't have
6 to worry about having a spot zone when you have a
7 couple hundred acre tract.

8 So, looking at it from a planning standpoint, the
9 best way was not just to have to try a one size fits
10 all P.R.D. And just overall, and what I would say from
11 a developer standpoint, regardless of the merits of the
12 application P.R.D., the P.R.D. itself and, I guess the
13 larger question that I know a lot of people who are in
14 this room, some of them were on the planning and aren't
15 here but it's very common to think every ordinance
16 should have a P.R.D. You open up almost every
17 municipality's ordinance and they'll have it. It's
18 almost something when someone drafts the overall
19 ordinance, they say, oh, well, let's have a P.R.D. in
20 there.

21 And whenever you actually apply P.R.D.s to an
22 almost -- a fully developed municipality, the practical
23 effect is that it just doesn't make any sense. You
24 have specific areas you can specifically zone and you
25 can tailor it to the development pressures and the

1 impacts of that particular site within the Borough.
2 So, it's not just that that was such a bad ordinance.
3 It was overall looking at the land that's left to be
4 developed and what with how it can best be done.

5 So, I think the Borough looked at it very
6 thoughtfully and wants to be very careful with what's
7 left with the undeveloped tract including that parcel
8 that isn't developed abutting the Glade Run parcel, the
9 Jeremiah Village parcel, so it gives the Borough the
10 flexibility and the ability to allow development but in
11 a way that is beneficial to the Borough.

12 MR. MATHEW: Thank you, Bill. Tom, do you have
13 anything you want to or are we okay?

14 MR. THOMPSON: Not at this time.

15 MR. MATHEW: Okay. Okay. Bonnie, I'm going to
16 turn it back over to you.

17 JEFF PETERS: Can I ask one more question?

18 MS. BRIMMEIER: I'm assuming we have exhausted
19 everybody in the room.

20 MR. PEPE: There's one more question, Bonnie. Mr.
21 Peters has one more question.

22 JEFF PETERS: Jeff Peters. 105 Oakdale.
23 Something Kevin at 106 Oakdale said is kind of
24 resonating with me. And it kind of goes back to my
25 question about the access points. There's one right

1 next to his house. One right in front of Christine's
2 house. So, my question is, the land that was sold back
3 there by Glade Run, does any of that include the wooded
4 lots behind 106, 104, 102 and 100 Oakdale? Potentially
5 could they be pushing through those woods and using one
6 of those access roads?

7 MR. PEPE: I think all of that land is -- I'm not
8 sure if there's any other owners of that land versus
9 the Glade Run folks right now. I think that's all --
10 am I right? It's all owned by Glade Run, Shelly?

11 MS. KALTENBAUGH: Yes. I believe, my
12 understanding.

13 MR. PEPE: So, all of that property and they
14 haven't sold it yet. But, you know, if they sell it
15 whole or piecemeal, I don't know the answer to that.
16 But, yes, potentially those access points which I think
17 were put in at one point for that purpose could be
18 used, yes.

19 JEFF PETERS: Okay. Thank you.

20 MR. MATHEW: I think that's it, Bonnie. Is that
21 all? Okay. Bonnie, that was it.

22 MS. BRIMMEIER: Okay.

23 MARGARET BRANDT: Question. I'm sorry. This is
24 Margaret Brandt. I live on 175 Oakdale. And I didn't
25 hear any mention about the zoning right behind the

1 house which is all the woods behind me.

2 MR. PEPE: That's what we just talked about,
3 correct. That's the land that we were talking about,
4 Margaret, through the discussion. I think it's all
5 part of that property.

6 MS. KALTENBAUGH: None of the zoning is changing.
7 The only thing that is changing, the only thing that is
8 changing tonight is that we're taking out the section
9 of the ordinance that regulates planned residential
10 developments.

11 MR. PEPE: Yes, ma'am. The zoning that's
12 currently in place for those parcels behind you,
13 Margaret, will stay in place in terms of the zoning
14 district. Does that answer your question?

15 MARGARET BRANDT: Thank you.

16 MR. PEPE: You're welcome.

17 MARGARET BRANDT: I believe so.

18 MR. PEPE: Okay.

19 MR. MATHEW: Okay. Bonnie.

20 MS. BRIMMEIER: Okay. Is that it?

21 MR. PEPE: I think so.

22 MS. BRIMMEIER: Okay. That being said, then we'll
23 close the public hearing on this matter and you can
24 adjourn to your regular meeting.

25 MR. MATHEW: Okay. I close this P.R.D. --

1 MR. PEPE: Public hearing.

2 MR. MATHEW: -- public hearing for the P.R.D. We
3 will resume council meeting at eight o'clock.

4 (At 7:53 p.m., the proceedings were
5 concluded.)

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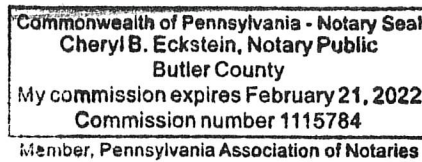
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C E R T I F I C A T E

I, Cheryl B. Eckstein, do hereby certify that I took the foregoing proceedings in stenotype at the time and place hereinbefore set forth and thereafter reduced the same to typewritten form, and that the foregoing is a true, full, and correct transcript of my said stenotype notes.

Cheryl B. Eckstein

Cheryl B. Eckstein
Official Court Reporter



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Minutes of the Borough Council Zelienople, PA

4/26/2021

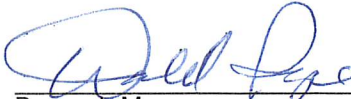
7:00 PM Council-Public Hearing

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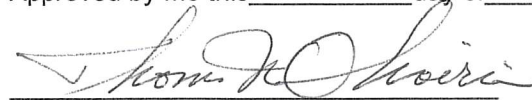
Being no further business Mrs. Brimmeier closed the public hearing at 7:53 PM

ATTEST:


Borough Manager


Council Vice President

Approved by me this _____ day of _____, 2021.


Mayor