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# *Minutes of the Borough Council Zelienople, PA*

10/4/2021

6:30 PM Council-Public Hearing

MasterID:

706

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The August 9, 2021 Public Hearing of the Zelienople Borough Council was reconvened on October 4, 2021 at 6:30 PM, as advertised, by Council President Allen Bayer the Strand Theater located at 119 N Main Street, Zelienople, PA 16063 and was handed over to Mr. Bill Sittig, Legal Counsel, to conduct the hearing. This meeting was also held 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, to establish a Village Residential District as advertised. In-person attendance were Council Members Allen Bayer, Andrew Mathew III, Mary Hess, Gregg Semel, Marietta Reeb, Doug Foyle, and Mayor Tom Oliverio. Attending remotely was council member Ralph Geis.

Also, in attendance were Borough Manager Donald Pepe, Police Chief James Miller, Zoning and Code Enforcement Officer Jason Sarver, Solicitor Bill Sittig, and Borough Engineer Tom Thompson.

## VISITORS

In Person Speakers were Jeff Gibbs, Dan Fritz, Wayne Reeb, Jan Maharg, Christine Patton, Cathy Baker, Bob Budny, Kris Hogan, Shannon Mick, Steve Grabowski, Brian Beighey, Cindy Mellenthin, Michael Sosak, Marsha Grabowski, Jerry Maharg, Fred Schott, Jesse Hogan, Russ Curl, Tony Corridoni, Paul Cooper, David Foreman, Pete Robertson, Carol Shoop, Jean Forti, Alice Stickel, Madelene Burr, Lesa Gallagher, Sean Hercar, Ross Watko, Mary Kay Soriano, David Robertson, Dan Fritz, Rich Sefscik, Susan Rodgers, Gail Davis, Linda Beachem, Carol Espy, Jim DiSpiriti, Donna Guntrum, and Lori Glassbrenner.

Remote Speaker was Rebecca Neely

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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 ZELIENOPLE  
BUTLER COUNTY, PENNSYLVANIA

IN RE: :  
:  
PROPOSED ORDINANCE #878-21 :

PROCEEDINGS

(Public Hearing Continued)

Held Before  
Zelienople Borough Council:

Andrew Mathew, III  
Douglas Foyle  
Marietta Reeb  
Gregg Semel  
Mary Hess

Strand Theater  
119 N. Main Street  
Zelienople, PA 16063

October 4, 2021  
6:30 p.m.

\* \* \*  
Cheryl B. Eckstein  
Official Court Reporter  
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APPEARANCES:

Zelienople Borough  
Council Solicitor: William R. Sittig, Jr., Esq.

Also Present:

(For Borough of Zelienople:)  
Thomas Oliverio, Mayor  
Donald C. Pepe, Manager  
Tom Thompson, Engineer  
Police Chief James Miller

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## 1 P R O C E E D I N G S

2 October 4, 2021  
3 Borough of Zelienople  
4 Strand Theater  
5 Zelienople, Pennsylvania  
6 6:32 p.m.

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8 MR. SITTIG: Good evening. I appreciate  
9 everybody stopping talking pretty promptly. We look for  
10 everybody's mutual consideration in being able to hear  
11 each other tonight. This is a much better venue than we  
12 expected. But this is 6:30 p.m., October 4th. This is  
13 the continuation of the August 9 Public Hearing on the  
14 pending VR Village Residential Zoning Ordinance  
15 Amendmentment. And before we get started, I would ask  
16 that you rise, if you can, and say the Pledge of  
17 Allegiance.

18 (Pledge of Allegiance.)

19 MR. SITTIG: I want to ask at the outset and  
20 mention at the outset, this is a big item for the  
21 Borough and all the people here, so we want to diffuse  
22 the emotion. We're going to start off with an unrelated  
23 emotional item and that is that the Borough meeting  
24 policy is that everyone have masks. We've heard from a  
25 few folks that they're uncomfortable being in the venue.  
It's a closed venue. It's going to be for hours. So,  
there are masks outside. We ask that out of

1 consideration for your neighbors and folks that are in  
2 this audience that are uncomfortable that you consider  
3 making an exception to any private ideas you have and  
4 there are masks that are out front. So, that's on  
5 behalf of the other folks. There isn't anybody to be  
6 imposed upon. That's all we're going to do tonight is  
7 to ask you to do that.

8 In a diffusing note, there are beverages and food  
9 out there, which is an unusual amenity for these  
10 meetings, and I was asked to direct all of you to that.

11 My name is Bill Sittig. I'm counsel for the  
12 Borough. I'm working with the Borough Solicitor, Bonnie  
13 Brimmeier, on this rezoning amendment. And I'm just  
14 here conducting and trying to have order to the meeting  
15 tonight. I don't have a vote. I will give legal  
16 advice. And tonight is just a meeting for Borough  
17 council to hear comments. So, on behalf of Borough  
18 council, most members are here tonight. I welcome you  
19 and express the appreciation for everyone attending and  
20 we look forward collectively to hearing your comments.

21 The Borough representatives, and it won't be in  
22 order, but I'll just read through the council present.  
23 Mayor; council vice-president Mathew; council member  
24 Mary Hess; council member Ralph Geis is not here  
25 tonight. He's under quarantine. Council member

1 Marietta Reeb; council member Greg Semel; and council  
2 member Doug Foyle are in attendance. Next to me is the  
3 Borough Manager Don Pepe and Tom Thompson, the Borough  
4 engineer, is at the end of the table. And certainly not  
5 least of all is your Chief of Police, Jim Miller, who is  
6 out by the doorways. And thank you, Chief Miller. And,  
7 finally, the Mayor, Tom Oliverio, is in attendance.  
8 And our court reporter who will be transcribing all of  
9 the statements that are made tonight.

10 As I mentioned, this is not a question and answer  
11 session. We're on an information gathering mission.  
12 We've already gathered dozens and dozens of questions.  
13 Some duplication. We're going to take more. This is  
14 not the last time that council is going to hear from the  
15 public and there is no vote tonight. That's what mainly  
16 that is to be understood. There is a long way to go.  
17 Any other public meetings, there will be, I think it's  
18 unquestionable, very heavy public notice, advanced  
19 public notice of future meetings.

20 So, the purpose that we're here tonight is that  
21 and there's been, I think, some miscommunication on this  
22 or some misunderstanding, but this emanates from the  
23 repeal of the Borough's P.R.D. Ordinance which applied  
24 across the board to nearly all properties in the  
25 Borough. But because it was implemented in the Jeremiah

1 Village project, unanimously by developer engineers, by  
2 Borough officials, by me unanimously and by members of  
3 the public determined to be a very deficient ordinance.  
4 So, borough council just repealed it. It doesn't exist  
5 now.

6 So, what this is is looking as a replacement and  
7 it's intended, and there's maybe some confusion there  
8 because of some language in the ordinance, that this is  
9 intended strictly for the Glade Run property,  
10 approximately 250 acre tract. That's why that's the  
11 framework.

12 The process for tonight is some of you were in  
13 attendance on August 9. We're going to start. We were  
14 trying to gauge at that point the level of public  
15 interest and how to handle it, so that helped to form  
16 what we're doing tonight. And we had four speakers at  
17 the August 9 hearing that there just wasn't time for  
18 them to speak and so we're going to start. There are  
19 two of those speakers and I'm going to try to give  
20 notice in advance to give folks if they need time to get  
21 to the microphone.

22 We have a mic podium up front, so if you have  
23 anything to read from, that's probably the easiest.  
24 Feel free to do it there. We also have a mic on the  
25 other end. We also have a mic well based on each end of

1 the stage and then we have two mics upstairs. But the  
2 idea is to give folks ample time to get to the mic. We  
3 want to be efficient with this. So, I'm going to try to  
4 call names in advance to get people cued up. I may  
5 forget though, so forgive me in advance. And I'm not a  
6 Borough resident, so please in advance forgive me for  
7 butchering anybody's name.

8 But in the last meeting, two of those folks have  
9 deferred to speak of the four that didn't get to speak.  
10 But on that list, the two speakers remaining from August  
11 9, I want to offer the first opportunity to speak are  
12 Jeff Gibbs and then Dan Fritz. So, I don't know if one  
13 of you can or both can start making your way to a  
14 microphone if you're interested.

15 The other thing is, it ain't going to work.  
16 There's going to be a brief introduction. Mr. Thompson  
17 is going to make a brief introduction, so it's kind of a  
18 last chance to sign up on the sign-in sheet. That's  
19 what we're going to be working from through the speakers  
20 through the evening. If you haven't signed up, please  
21 do so now so that I can get the list and we can start  
22 working through and I'll try to get names.

23 In terms of speaking, each speaker in this, the  
24 overriding interest is that we want to try to get  
25 everybody interested tonight. This isn't like the fully



1 everything you have to say, but we want, because we  
2 weren't able to do the last time, to get everybody that  
3 wants to speak tonight the ability to speak. So,  
4 speakers are going to be limited to three minutes. I'm  
5 going to keep the time. And then when the three minutes  
6 is up, I'll say the three minutes is up and we'll ask  
7 you to promptly finish and move on.

8 The speakers should be people that from a legal  
9 standpoint have standing. Those are Borough residents,  
10 land owners, Borough business owners, and business  
11 owners, land owners that are very proximate to the site  
12 that are immediately impacted. So, you can be outside  
13 of the Borough, but you should be really close to the  
14 site. And if you're outside of all that, you should be  
15 authorized by someone who is in that category to speak  
16 for you tonight. So, if you don't want to speak and you  
17 meet that standard and you have somebody that wants to  
18 speak for you, you can authorize them to speak.

19 The expectation here is very simple. We want to  
20 be respectful of all. We want to be courteous and  
21 polite. If you could refrain from doing any jeering,  
22 you know, talking. We say that we have a very good  
23 sound system, but not everybody has the same level of  
24 hearing and will be able to pay attention, so let's  
25 listen to each other politely. Let's give everybody the

1 full benefit of the time that we have tonight and then  
2 we'll go from there. To the extent that people need  
3 more time, then we'll go from there.

4 So, I don't know is Jeff Gibbs or Dan Fritz, are  
5 you in attendance? So, before we get started, could  
6 somebody get me the list and then, Mr. Fritz, as soon as  
7 Tom Thompson gives his opening, then we'll be able. Oh,  
8 this is it. Thanks. So, are you Mr. Gibbs or Mr.  
9 Fritz?

10 DAN FRITZ: Mr. Fritz.

11 MR. SITTIG: Is Mr. Gibbs here?

12 JEFF GIBBS: Here.

13 MR. SITTIG: Do you intend to speak?

14 JEFF GIBBS: Right here.

15 MR. SITTIG: All right. Great.

16 JEFF GIBBS: Yeah. I just have a short.

17 MR. SITTIG: Okay. Then just to let you  
18 know, the order is Wayne Reeb would be the third speaker  
19 and Jan Maharg. So, be able to work your way to the  
20 mic. So, before we get started with the first speaker,  
21 Mr. Thompson, would you please provide some guidance on  
22 the framework of the ordinance please.

23 MR. THOMPSON: I just wanted to reiterate  
24 with the P.R.D. ordinance that is currently in place, in  
25 repeal, the zoning of the district that's in question of

1 the properties currently zoned both R-1 and R-2, the R-1  
2 has a limitation or a density requirement of 3.63 units  
3 per acre and the R-2 has a limit of 8 units per acre.  
4 This proposed ordinance would actually reduce those  
5 numbers and those density requirements while also  
6 providing a buffer which those current R-1 and R-2  
7 districts do not currently have in place in the  
8 ordinance. So, the intention was to create an ordinance  
9 that provided less density and more buffer than is  
10 required.

11 It should also be noted that there are other  
12 sections of ordinances within the Borough's code that  
13 any developments would have to follow as far as storm  
14 water management, traffic studies, and those types of  
15 things. And just to reiterate, those are currently in  
16 place and any development would still have to follow  
17 those requirements. So, if you don't see those  
18 requirements in this ordinance, it's just because this  
19 ordinance is limited to the density and essentially the  
20 rights and the usage within this proposed village  
21 residential.

22 So, there are other ordinances and other sections  
23 that any developer would have to comply with. So, if  
24 you're concerned because you don't see those in this  
25 proposed ordinance, that's because they exist in other

1 ordinances.

2 MR. SITTIG: So, Mr. Gibbs, I believe you're  
3 first up.

4 JEFF GIBBS: Actually, my concern --

5 THE COURT: If you could come up to the  
6 microphone please.

7 JEFF GIBBS: Okie dokie. I'm Jeff Gibbs. I  
8 live at 713 West Beaver Street. So, essentially, right  
9 across the street from where the development is going to  
10 be. My concern was on, looks like it's already been  
11 brought up as far as the traffic pattern and whether or  
12 not we're going to have access to our driveway, you  
13 know, coming in and out of the increased traffic. And  
14 as far as like our front lawns, you know, are we going  
15 to lose? Are we going to lose property? That was it.

16 MR. SITTIG: Great. Thank you. Mr. Fritz,  
17 you were next. And then Wayne Reeb and Jan Maharg. If  
18 you can come to the microphone, too. Mr. Fritz.

19 DAN FRITZ: My name is Dan Fritz and I live  
20 at 103 Oakdale Drive. Thank you for having this meeting  
21 tonight. I have some specific comments about the  
22 proposed Village Residential Ordinance. So, looking at  
23 number 5.D. which says a 50 foot buffer strip shall be  
24 maintained. I recommend increasing that to 150 foot  
25 wooded strip. Where I currently live, there is 150 foot

1 wooded strip between my property, the rear of my  
2 property, and the Woodlands apartment complex. 150 foot  
3 is not as much as people think it is. And to narrow  
4 that down to 50 feet I think would not provide enough of  
5 a buffer.

6 Next in the ordinance is a table that lists all  
7 the different development types, single family detached  
8 and so forth. At the bottom of that table, it mentions  
9 a maximum impervious coverage of 35 percent. I would  
10 like to see that decreased to 30 percent maximum  
11 impervious area.

12 And also the number of units per acre, I don't  
13 think there should be more than a maximum of three units  
14 per acre. That would fit more in the context of the  
15 existing Timberbrook housing plan. Most of those lots  
16 are a lot larger than a quarter acre or fifth of an acre  
17 lot, so to go that small I just don't think would fit  
18 the context of that area.

19 Also, under 6.C., it mentions the maximum  
20 impervious area. Again, like I said, I would like to  
21 see that at 30 percent.

22 Under Section 7, Design Standards, there's only  
23 two listed there. I think there are others that should  
24 be added, such as require sidewalks on both sides of the  
25 street of any development. Currently in Timberbrook

1       there are no sidewalks and residents are forced to walk  
2       along the street. That's actually rather dangerous with  
3       vehicles coming to and from work and so forth. You  
4       would think neighbors would be a little more respectful  
5       of neighbors, but at this point, it's dangerous to walk  
6       through the streets through there.

7               I would also like to see pedestrian lighting  
8       required. I think that would be a reasonable addition  
9       for people walking at night. And I would also like to  
10      see no on-street parking permitted. That can also be a  
11      problem in the current Timberbrook plan with folks  
12      parking on the street and two cars really don't have  
13      enough room to pass if there's vehicles parked on the  
14      street today. So, I would strongly recommend  
15      prohibiting on-street parking because all these houses,  
16      I presume, are going to have driveways and garages, so  
17      people can park in their driveways or garage.

18              And the last thing I wanted to mention is number  
19      8.A. talks about a minimum of 30 percent of the gross  
20      tract land development should be designated a  
21      combination of open space and parkland. I would like to  
22      see that 30 percent increased to 40 percent. Right now  
23      that entire area is basically a farm field agricultural  
24      area with some woods and to see it completely bulldozed  
25      and, you know, put houses up I think is just

1           unreasonable. I think that every effort should be made  
2           to maintain.

3                       MR. SITTIG: Thank you, Mr. Fritz. You're a  
4           little bit over on time.

5                       DAN FRITZ: Thank you.

6                       MR. SITTIG: Next to speak is Wayne Reeb.

7                       WAYNE REEB: My name is Wayne Reeb. I live  
8           at 119 Clay Street now. So, pretty much everything I  
9           wanted to say was pretty much already said by -- name is  
10          Fritz; right?

11                      DAN FRITZ: Yep.

12                      WAYNE REEB: Mr. Fritz. The only thing I  
13          would like to see happen is Zelienople is known for its  
14          walkability and it's small shops. Those are the two  
15          main things that it's known for, not big box stores or  
16          not for big Cranberrious kind of things. Cranberrians  
17          come up here to shop. So, would there be a chance that  
18          the sidewalks built in this residential area, more than  
19          likely there's going to be sidewalks because  
20          developments do that these days, could they be connected  
21          to the downtown to provide an alternative mode of  
22          transportation into the downtown? And even put in a  
23          couple small shops in this residential area since most  
24          people come down here downtown are looking for food or  
25          beer. That's all I have.

1                   MR. SITTIG: Thank you. Next speaker is Jan  
2 Maharg. And following speaker is Christine Patton.

3                   JAN MAHARG: Thank you, council, and Mayor  
4 for organizing this hearing and allowing us to speak.  
5 My name is Jan Maharg and I live at 143 Oakdale Drive in  
6 Zelienople, PA. I represent the Zelienople Residents in  
7 the Know Citizens' Group. Thank you for rescinding that  
8 planned residential development ordinance. Under the  
9 rescinded ordinance, we could have had three story  
10 apartment buildings or little or no safe zone built in  
11 our town. However, in place of that P.R.D., the Borough  
12 proposed a Village Residential Development Ordinance  
13 Number 878-21.

14                   We tried as a group to rewrite the Borough's  
15 proposed ordinance but could not make sense out of it.  
16 It lacked the protection of the people and that's our  
17 main concern. For example, under the Borough's  
18 ordinance, we could end up with a village residential  
19 development with actually zero family homes. We  
20 proposed in our ordinance that at least at the minimum  
21 we would have to have 50 single family homes. We had it  
22 written in there minimum in every phase.

23                   The Borough's P.R.D. would allow 30 percent  
24 duplexes, 30 percent triplexes, 30 percent quads, and  
25 30 percent townhouses. Now, we proposed in our



1 ordinance, the people's ordinance, 40 percent duplexes,  
2 zero triplexes, and zero quads and 10 percent of quads  
3 and townhouses. Under the ordinance of the Borough  
4 ordinance, the developer could build multi dwelling  
5 units and no single family homes whatsoever the way it's  
6 written.

7 We proposed a much more open space of land.  
8 You'll hear more about this after we're done. This is  
9 only the beginning.

10 Under the Borough's proposed ordinance, the  
11 developer, he can build multi dwelling units under phase  
12 one and never go back and build any single family homes  
13 the way it's written. Our ordinance balances all phases  
14 and makes it consistent.

15 We requested in a letter sent last month,  
16 September 8th, 2021, that the Borough would insert a few  
17 items in that ordinance. Our other speakers that are  
18 going to follow me, 14 in total, 13, I want you to  
19 listen to them very carefully because tonight we're  
20 going to provide a very compelling and a very logical  
21 series of talks on why our ordinance, the people's  
22 ordinance, needs the most consideration possible.

23 Our citizens' group is going to give you facts  
24 that we've researched and looked at. We are going to  
25 present concrete reasons, reasons to substitute for our

1 ordinance. We do not want Cranberry Township and we  
2 definitely don't want Jackson Township. Please approve  
3 the zoned residential in our version. It's number  
4 878-21.

5 MR. SITTIG: The next speak speaker is  
6 Christine Patton. And then following Christine, it's  
7 Cathy Baker.

8 CHRISTINE PATTON: Thank you, council and the  
9 Mayor, for organizing this meeting and allowing me to  
10 speak. My name is Christine Patton. I live at 104  
11 Oakdale Drive. Please allow me to quote a lawyer.  
12 Charm and heritage are not criteria recognized by  
13 municipalities. Historical, architectural, endangered  
14 species, hunting and fishing resources, topographic,  
15 trees, waterways, local runoff issues, noise, light,  
16 population, density, traffic, et cetera, are all  
17 recognized legal issues in the process of approving  
18 residential development in Pennsylvania.

19 For example, there are many agencies that must  
20 approve the DEP application before grading can begin.  
21 Wetlands are sacred. The DEP, Department of  
22 Environmental Protection, guards our wetlands. Wetlands  
23 must be defined before earth can be moved. Buffers  
24 surrounding the wetlands are required to eliminate the  
25 possibility of disturbing our habitant fish.

1           Protection of rare, endangered, or threatened  
2 species are also under our Wildlife Preservation Act,  
3 especially Section 2167 that protects the species. This  
4 must be investigated and, if found, protected from being  
5 disturbed. Water discharged into special protected  
6 waters and thermal pollution from the VRD runoff will  
7 disturb the trout and other fishing habitant.

8           Muntz Road feeds into the Sportmen's Club trout  
9 fishing lake. It stands to reason that fertilized  
10 runoff will probably kill the trout and other fish. The  
11 Butler County Conservation District assures top soil  
12 must be preserved and protected. Flood plains and flood  
13 plain areas are protected by P.A. Act 166 and P.A. Act  
14 167.

15           For instance, the scenic Glade Run Creek and/or  
16 the scenic Muntz Road Creek may be protected and P.A.  
17 Act 102.4 requirements. This law can prevent the  
18 destruction of Glade Run Creek and Muntz Road Creek  
19 including the banks and surrounding area.

20           Historic Preservation Act 446 of 1945 created a  
21 Historical Museum Commission. The historic landmarks on  
22 or near a development property must be investigated and,  
23 if found, must be protected.

24           On the home page of the Zelienople Borough  
25 website, it states, welcome to the Borough of

1       Zelienople. A modern place with old-fashioned grace.  
2       Ladies and gentlemen, charm and heritage are certainly  
3       in there somewhere. Let's not lose sight of that.  
4       Please approve the Zelienople Residents in the Know  
5       Ordinance proposed 878-21. Thank you.

6               MR. SITTIG: Next speaker is Cathy Baker and  
7       following Cathy is Paul Budny.

8               CATHY BAKER: My name is Cathy, with a C,  
9       Baker. I live at 136 Oakdale Drive and represent the  
10       Zelienople Residents in the Know Citizens' Group. Each  
11       year the traffic in Zelienople seems to get heavier as  
12       more and more people flee Allegheny County and Cranberry  
13       Township to come to our vibrant, close-knit community.  
14       That's fine, but now we will see a considerable increase  
15       in Zelienople's population with the development being  
16       proposed to Zelienople.

17               The traffic will be overwhelming. Construction  
18       and detours will be never ending. It is not possible to  
19       widen Main Street, nor can parking be eliminated on Main  
20       Street to allow more traffic flow as this would totally  
21       crush local business. Once traffic gets bad enough,  
22       people will be reluctant to stop, shop, and eat in  
23       Zelienople. It will be too hard to get through town and  
24       too hard to park. We don't want to become a drive  
25       through community like Evans City has become.

1           As the main roads become congested, savvy drivers  
2 use side residential streets to avoid the traffic on and  
3 around Main Street. Just talk to residents on Green  
4 Lane, Clay, Oliver, High, or Culvert Streets. This puts  
5 walkers, bikers, children, and the elderly at risk.

6           The development planned for the Glade Run property  
7 shown to council in October of 2020 has links to the  
8 residential streets in Timberbrook. It is not  
9 unreasonable to think the Seneca Trails development will  
10 be linked to the Glade Run development thus providing a  
11 short cut to Route 68 for the Seneca Trails folks or  
12 commuters short cutting from Route 68 to Route 19  
13 through the new developments. This could be disastrous  
14 for the neighborhoods.

15           I have a big concern with the potential increase  
16 in traffic on Route 68. This two lane road, which  
17 averages 5300 cars per day, can not handle an additional  
18 800 or more vehicles daily. Currently traffic is so  
19 backed up going into town on 68, it isn't unusual to sit  
20 through two red lights waiting to get onto Route 19.  
21 Frustrated drivers will become more aggressive resulting  
22 in more accidents.

23           People love Zellenople for how it is, not how it  
24 will be after we become Cranberry North. We don't have  
25 to put densely populated neighborhoods in our town like

1 Jackson, Lancaster, and Harmony are doing. We don't  
2 want to lose the charm that Zelienople is so well known  
3 for. Please approve the Zelienople Residents in the  
4 Know Ordinance 878-21.

5 MR. SITTIG: Next speaker is Bob Budny. Are  
6 you able to make it to the microphone?

7 BOB BUDNY: I think I can speak from here.

8 MR. SITTIG: The problem is you may, but then  
9 the next guy would say it too. So, sorry. Would you  
10 mind coming forward? Thank you, Bob.

11 BOB BUDNY: My pleasure. Good evening,  
12 everyone. My name is Bob Budny and I live at 419 Oliver  
13 Avenue. Once again, as I said August 9th, if I offend  
14 anyone, I apologize in advance.

15 Approximately eight years ago, we met in the same  
16 venue to discuss a very good thing for Zelienople which  
17 was the Main Street Revitalization Project. Now,  
18 tonight we're meeting again to discuss something that's  
19 terrible for the Borough, the Glade Run housing project.  
20 My concern is the Borough's responsibility to its  
21 current residents. In my opinion, the Borough council's  
22 lost sight of its main responsibility, which is maintain  
23 good government and protect the safety and welfare of  
24 its residents and the town.

25 To that point, I ask why is council promoting and

1 working with the land owner, developer and others by  
2 proposing a rewritten P.R.D. ordinance calling it 878  
3 which in many ways is less stringent and less  
4 enforceable than the repealed or original P.R.D.  
5 ordinance? I do not believe it is the council's  
6 responsibility to promote any developments but govern  
7 them appropriately.

8 During our August 9th council meeting, the  
9 citizens who attended the meeting were repeatedly told  
10 that there has been no plans or specifications submitted  
11 for the Glade Run development. Therefore, therefore,  
12 they had no information to share with the attendees.

13 By the way of filing a request for documents under  
14 the Person's Right to Know Law, we discovered that the  
15 Borough has had meetings with the developer and land  
16 owner prior to August 9th, 2021. I'll read a small  
17 example of some of the information that we come across.

18 A heavily edited Proposed Ordinance 878 that was  
19 revised by an outside source requesting reduced lot  
20 sizes, reduced lot frontage, reduced setbacks, and  
21 additional dense housing; a detailed topographical map  
22 created by an engineering company with phasing details;  
23 elevation drawings of the various units; and the six  
24 page portfolio of the floor plans and artist renderings  
25 of the proposed homes. That tells me this information

1 was held back from Borough residents.

2 Additionally, the Borough solicitor on numerous  
3 occasions has stated the Borough would work with Glade  
4 Run to avoid any potential litigation. We don't want to  
5 get sued, folks.

6 In reference to the items I just read, it appears  
7 the Borough council purposely intended to mislead the  
8 attendees and residents of the Borough at the August 9th  
9 meeting by not disclosing this information. It also  
10 appears that the Borough solicitor has lost focus of his  
11 responsibilities, which is protecting the Borough of  
12 Zelienople and not Glade Run.

13 MR. SITTING: Next speaker is Kris Hogan. And  
14 following Kris Hogan is Shannon Mick.

15 KRIS HOGAN: My name is Kristen Hogan. I  
16 live at Benvenue Manor, 68 Hogan Drive, Zelienople. I  
17 share a property line with Glade Run. But I want to  
18 make some comments tonight about the Seneca Trails  
19 Development that is happening right over the hill from  
20 my farm. I believe we can learn some things that would  
21 help us create a better VRD zoning ordinance than the  
22 one that you are proposing.

23 Drive up Gudekunst Road and look at the mess that  
24 Seneca Trails Development, a typical Ryan Home plan, has  
25 made of a beautiful farm. The first thing you see is a



1 six unit Ryan row house nearly three stories high and  
2 five unit townhomes that will be prolific 30 units in  
3 all. Sadly, this farm was stripped in the most bizarre  
4 fashion.

5 I used to ride my horse over there quite often. I  
6 don't even recognize the landscape any longer and  
7 they're just getting started with phase one. What  
8 provisions are you going to put in the VRDs or the  
9 ordinance that are going to prevent that kind of  
10 stripping on the Glade Run property? In addition, what  
11 provision will you put in your VRD that will prevent any  
12 development on Glade Run to connect to this massive  
13 housing community?

14 Seneca Trails shares a large property border with  
15 the Glade Run foundation. These two developments will  
16 likely melt into one giant community with dense housing.  
17 If they are connected, the folks from Seneca Trails will  
18 travel through the Glade Run development then possibly  
19 through Timberbrook to get to Route 68. What a traffic  
20 nightmare for these poor folks.

21 On a personal note, I have a neighbor who that has  
22 a shared property line with the Seneca Trails  
23 development. He has been intimidated and even  
24 threatened by the developer's engineering company to  
25 sell his land to the developer. Not only that, he told

1 me that his trees were cut down by that developer  
2 without his permission and now is considering a lawsuit  
3 over the loss of that timber. What provision will you  
4 put in your VRD ordinance to protect me and my neighbor,  
5 Scott Bonzo, from having the same thing happen to us?

6 Together we share 3,000 feet of property line with  
7 Glade Run. We are very concerned that no provision to  
8 date has been made in the VRD to put in a large  
9 unmaintained buffer between a residential community and  
10 agricultural working farms. I wrote to you about this  
11 in February. I spoke about it again at the August 9th  
12 meeting. You mentioned you had forgotten to put it in  
13 your ordinance. I'm just reminding you to make  
14 revisions.

15 And I hope there will be a lot of them because  
16 your proposed ordinance reads like a sixth grade English  
17 paper. It's full of grammatical errors, redundancy and  
18 ambiguous language. It needs to be rewritten in a more  
19 professional format.

20 On September 8th, the Zelianople Residents in the  
21 Know Group submitted to the council ten pages of  
22 suggested revisions to your proposed VRD ordinance. I  
23 am strongly encouraging you, if you care at all about  
24 this community, you will take those changes into  
25 consideration and approve our zoning ordinance 878.

1 Thank you.

2 MR. SITTIG: The next speaker is Shannon  
3 Mick. And then Steve Grabowski.

4 SHANNON MICK: Good evening, council. My  
5 name is Shannon Mick and I live at 605 Market Street in  
6 Zelienople. My husband and I both grew up here and  
7 purchased our quaint country home earlier this year. I  
8 represent the Zelienople Residents in the Know Citizens'  
9 Group.

10 The Connoquenessing Valley Heritage Trail and its  
11 connectors are near and dear to the hearts of people in  
12 and around Zelienople. The trail is named to honor the  
13 settlement of the valley beginning in 1802.

14 The Glade Run Trails system has been open to the  
15 public for hiking for almost 40 years. Hikers,  
16 horseback riders, trail runners, mountain bikers, and  
17 families utilize the trails. According to the Scholars  
18 Run Conservancy, there are over one hundred people on  
19 the e-mail list from walks and hikes which are held once  
20 or twice a month.

21 My family and I use the trail quite frequently.  
22 My little ones love hiking. We experience awe at the  
23 beauty of nature and wildlife that dwell on the path and  
24 into streams. I enjoy the countryside view from the top  
25 of Glade Run's hill in the fall. Don't you agree?

1           Most of the trails have been maintained over the  
2 years by the Scholars Run Conservancy volunteers and  
3 many others. Since the trail maintenance is done by  
4 many volunteers, there's little to no cost to the  
5 municipality.

6           Our trails are more beneficial than we  
7 acknowledge. The recreational use of them provides our  
8 citizens with multiple physical and mental health  
9 benefits. Physical exercise benefits are more obvious.  
10 So, I'm going to mention a few mental health.

11           Reduces anxiety by calming an active amygdala.  
12 Reduces mood. Increases cognitive functions so we're  
13 better problem solvers. Releases Dopamine, which is a  
14 reward chemical which is linked to and can help prevent  
15 cognitive decline which is linked to degenerative  
16 diseases like Alzheimers. We find peace and spiritual  
17 connection in nature, an excellent way to care for  
18 ourselves.

19           According to the Scholars Run Conservancy, the  
20 number of people using the trails has increased  
21 dramatically due to COVID 19. This disastrous time has  
22 had a brutal, negative impact on people's mental health.  
23 Now people are making more health conscious decisions  
24 which includes working on their mental well-being by  
25 opting for the peaceful trail. I know my family is

1 grateful for this option.

2 The trails are highly valuable to this community  
3 for recreational purposes, but more importantly for  
4 physical and mental well-being. I hope that we're able  
5 to continue to preserve them and kindly use them to  
6 boost our health. Please approve our revisions of the  
7 ordinance that will guarantee the trails are protected,  
8 maintained, and open to the public. Thank you.

9 MR. SITTING: Next speaker is Steve Grabowski  
10 followed by Brian Beighey. Steve.

11 STEVE GRABOWSKI: Good evening. My name is  
12 Steve Grabowski and I live at 137 Oakdale Drive and I  
13 represent the Zelienople Residents in the Know Citizens'  
14 Group. My concern is the effect that that proposed  
15 ordinance will have on the utilities in our community.

16 At the Borough meeting on August 9th when  
17 questioned about our town's ability to handle another  
18 1400 homes and 3,000 plus additional residents, Don Pepe  
19 stated that there is enough sewer capacity for the Glade  
20 Run development. Really? Because our council stated  
21 repeatedly that there is no development proposed for the  
22 Glade Run property. Therefore, they have no ability to  
23 project population, traffic, or tax impact.

24 The truth is there is, no mention of the new Glade  
25 Run development in the Act 537 Plan that was submitted

1 to the DEP last year. In the Act 537 Plan, Zelienople  
2 and Harmony had projected population growth that was  
3 basically a flat line or zero growth. The map provided  
4 to the DEP only showed the proposed 39 acre Rosewood  
5 Plan in Zelienople.

6 The Glade Run development was not included in the  
7 WBCA sewer engineer's calculations. The problem is the  
8 WBCA has approved a lot of plans in Jackson and  
9 Lancaster Townships and now they want to build a ten  
10 million dollar pumping station in Harmony. So far, the  
11 WBCA has authorized \$750,000 in engineering fees and the  
12 project is proceeding even though it has not been  
13 approved by all concerned. If tap-in fees cover half  
14 the cost, it could cost every customer around \$1200.

15 But wait. There's more. WBCA also wants to build  
16 a 64 million dollar sewage treatment plant in the  
17 Borough to accommodate these developments in Lancaster  
18 and Jackson and now apparently the Glade Run  
19 development. If tap-in fees cover half the cost, it  
20 could still cost every customer around \$8,000. This  
21 comes out to an additional \$75 per month on top of your  
22 already rising sewage bills.

23 And, as you know, if you can't pay your sewer  
24 bill, they will shut your water off. And I fear for our  
25 residents on limited income.

1           Please approve our proposed ordinance in order to  
2 help minimize the infrastructure burden soon to be  
3 forced on the citizens of Zelienople. Thank you.

4           MR. SITTIG: Next speaker is Brian Beighey  
5 and then followed by Cindy Mellenthin.

6           BRIAN BEIGHEY: My name is Brian Beighey. I  
7 live at 2060 Route 68. I was born and raised in  
8 Zelienople. I'm a business owner in the town, as well  
9 as a property owner on Main Street. I love this town.  
10 Tonight I represent the Zelienople Residents in the Know  
11 Citizens' Group.

12           Many people, myself included, who have taken the  
13 time to read and, to the best of our ability, understand  
14 the Borough council's proposed ordinance have been  
15 asking why the council would want to propose an  
16 ordinance that allows for such a dramatic increase to  
17 our small town's population. I believe there are some  
18 important things to understand that could help answer  
19 that question.

20           Boroughs and townships have limits on how much  
21 they can increase taxes each year, but boroughs that  
22 resell utilities are different. If they want more money  
23 for a development, they can raise the utility rates.  
24 Well, as Zelienople has a monopoly on electric and  
25 water, you will pay what they want to charge with no

1 other supply options. If a borough can double its  
2 customer base from a new development, the borough wins  
3 big on new electric customers and revenue.

4 For example, even if only half of the 250 acres of  
5 the Glade Run property were developed, the Borough's  
6 proposed ordinance would allow a developer to build  
7 1,400 housing units, adding 3,500 people to our town.  
8 And, again, that is not even the worst case scenario.  
9 In this same scenario, our proposed ordinance would cut  
10 the potential number of housing units and the potential  
11 population increase in half.

12 The questions are how many people do we want  
13 living in our town? How many people can our town  
14 sustain? And who is going to pay for all the  
15 infrastructure needs for this development?

16 We are requesting impact fees be paid for by the  
17 developer. We request one hundred percent impact fees  
18 be added to any development ordinance. As far as we can  
19 determine, the Borough does not have an impact fee  
20 system in place.

21 Another question is why should the citizens of  
22 Zelienople pay to help a developer build hundreds of  
23 homes and bring thousands of residents to our town?  
24 Please approve our Zelienople Residents in the Know  
25 Ordinance 878-21 to have the developers pay for the



1 infrastructure impacts and to further constrain a  
2 developer limiting the increase to our town's  
3 population. Thank you.

4 MR. SITTIG: Next speaker is Cindy Mellenthin  
5 and followed by Michael Sosak.

6 CINDY MELLENTHIN: Good evening. My name is  
7 Cindy Mellenthin. I live at 133 Oakdale Drive. I  
8 represent the Zelienople Residents in the Know Citizens'  
9 Group. Glade Run Creek runs parallel to Route 19 and  
10 through my back yard. Then it flows into the heart of  
11 Zelienople. Part of it is in the FEMA A flood zone.  
12 Once it crosses 68, it changes to the FEMA AE flood zone  
13 which is more severe than the A.

14 According to WBCA records, on May 28th, 2019,  
15 flooding from Glade Run Creek overloaded the sewage  
16 treatment plant. Zelienople was flooded that day with a  
17 river of water coming from Glade Run Creek. Also, on  
18 that day, the creek that runs through the Zelienople  
19 park was a raging torrent causing thousands of dollars  
20 in damage. An engineer that studied the flood stated  
21 the water came from new developments in Jackson  
22 township.

23 The MS4 initiative and Act 167 are suppose to  
24 protect us from flooding caused by irresponsible  
25 developers. Storm water retention ponds are required in

1 new developments. Most of the lowest points in the  
2 possible development at the Glade Run Foundation  
3 property are near Muntz Creek and Route 68. Logically,  
4 the ponds will spill into the Sportsmen's Club lake.  
5 One of the other low spots for a retention pond will  
6 spill out into the creek that passes through  
7 Timberbrook.

8 The possible VRD at Glade Run Foundation property  
9 could add 52 years or 52 acres of impervious area to the  
10 site. Glade Run Creek may be subject to storm water  
11 coming from other developments adding more potential for  
12 destructive flooding in Zelienople. Zelienople  
13 residents who have to pay for flood insurance will see  
14 their premiums go through the roof and payment is not  
15 optional.

16 Many homeowners lost part, if not all, of their  
17 homes in the recent floods. Some were bulldozed by the  
18 government. Additionally, deeds may be frozen. The  
19 County of Butler will not put flood prevention money  
20 into the county budget and they were begged to do so.  
21 By the way, the County has surpluses in the millions.  
22 Yet, we are on our own.

23 Therefore, please approve our revisions to  
24 Ordinance 878-21 and make provisions to assure new  
25 developments will not exasperate our flooding issues.

1 Thank you.

2 MR. SITTIG: Next speaker is Michael Sosak.  
3 And followed by Marsha Grabowski.

4 MICHAEL SOSAK: My name is Michael Sosak. I  
5 live at 110 Oakdale Drive, Timberbrook. I want to thank  
6 council for not approving the Act 537, 74 million dollar  
7 sewage treatment plant that would have cost every  
8 citizen in our community thousands of dollars.

9 People are fleeing Allegheny County due to rising  
10 property taxes. Unfortunately, we are going to catch up  
11 with that Allegheny County scene thanks to over  
12 development. Now, Butler County is planning a  
13 countywide re-assessment that will bankrupt seniors, low  
14 income, fixed income, and handicap citizens just as it  
15 did in Allegheny County.

16 Here in our community, we all know folks who are  
17 financially hanging on by a thread. The hidden poor.  
18 Increased taxes may spell the end for both homeowners  
19 and renters. Some folks are struggling just to pay  
20 their water and sewage. Zelie residents have had their  
21 service turned off by the WBCA because of lack of  
22 payment. The Butler Eagle prints listings of properties  
23 being sold in sheriff sale. These are people who could  
24 not pay their taxes and will now lose their homes.

25 Higher school taxes are inevitable. Twice as many

1 schools will be needed if the population soars as  
2 predicted. Zelig's monopoly on the electricity. The  
3 Borough gains by reselling electricity to the residents  
4 at a profitable rate. We will be paying for the  
5 infrastructure that generates a huge new exclusive  
6 market for Zelienople. Zelig's monopoly on water.  
7 Possible higher water bills will be the result of new  
8 water lines running through developments.

9 We are asking for the ordinance to include impact  
10 fees for all infrastructure. More police officers and  
11 equipment will be needed to cover the vastly larger  
12 population and vastly larger patrol area resulting in  
13 higher taxes.

14 As for our outstanding volunteer Harmony District  
15 Fire Department, we currently pay three percent fire  
16 tax, a small price to pay for the professional service  
17 provided by these first responders. However, there is  
18 currently a shortage of volunteer fire fighters. If the  
19 shortage of fire fighters increases while the residence  
20 coverage responsibilities increase, we may have to  
21 establish a paid fire department prompting an increased  
22 tax assessment much greater than the current three  
23 percent. Another burden on your taxpayers.

24 These increases seem small right now, but they add  
25 up to the point where we will be fleeing our beloved

1       Zelienople in order to survive just as the residents of  
2       Allegheny County are doing. Please approve ordinance  
3       878 proposed by Zelienople Residents in the Know in  
4       order to protect our affordable, quiet and safe  
5       community. Let's work together to keep Zelienople a  
6       modern place with old-fashioned grace.

7               MR. SITTIG: Next speaker is Marsha Grabowski  
8       followed by Jerry Maharg.

9               MARSHA GRABOWSKI: I'm going to pass to  
10       Jerry. Jerry will be the next speaker.

11              MR. SITTIG: So, Jerry Maharg will be the  
12       next speaker and followed by Jerry is Fred Schott.

13              JERRY MAHARG: Good evening. My name is  
14       Jerry Maharg. I live at 143 Oakdale Drive and I  
15       represent the Zelienople in the Know Citizens' Group.  
16       My comments and suggestions are going to address or  
17       review concerns with the proposed ordinance changes that  
18       have been presented by the Borough and I'm also going to  
19       be highlighting changes that the Zelienople Residents in  
20       the Know propose and those suggested zoning changes that  
21       were given to the Borough on September 8th, 2021.

22              Please rezone all potential village residential  
23       developments to R-1 and R-2. Please repeal R-3 and any  
24       potential Village Residential development allowing R-3  
25       zoning to exist and permit large apartment buildings to

1 be built in Zelienople on property under five acres. We  
2 would like to see this rezoning take place immediately  
3 before a tentative plan is submitted by any developer.

4 Please institute impact fees for infrastructure  
5 improvements that may be needed as a result of a village  
6 residential development or any public development.

7 Zelienople, Butler County, or Pennsylvania State  
8 taxpayers fine a developer by providing a free  
9 infrastructure. Other boroughs and townships have  
10 impact fees to cover the construction of new  
11 intersections, traffic lights, sidewalks, landscaping,  
12 utilities, et cetera.

13 Please establish an impact ordinance fee similar  
14 to Jackson Township, Chapter 23. Impact fees must cover  
15 one hundred percent of the cost of infrastructure.  
16 Contractors, developers, and homeowner associations have  
17 been known to abandon the maintenance of storm water  
18 retention facilities leaving the maintenance to fall to  
19 the taxpayers. This happened in Harmony when the  
20 Jackson Manor Plan turned over land to Jackson Township  
21 in exchange for not having to maintain their storm water  
22 retention pond. Jackson Township took over the  
23 maintenance of the developed storm water retention pond.  
24 Now, Jackson Township taxpayers pay to maintain the  
25 facility.

1 Contractors, developers, and homeowner  
2 associations have been known to abandon the trails  
3 leaving the maintenance to fall to the taxpayers and  
4 volunteers and have been known to destroy trails, block  
5 public access and destroy one hundred year old trees  
6 that were protected by the agreement for the State of  
7 Pennsylvania perpetuity while your leaders stood by and  
8 let it happen. We noted this maintenance requirement in  
9 our Ordinance 878-21.

10 Please assure there's a plan in place for  
11 maintenance of storm water retention facilities,  
12 sidewalks, trails, and open spaces and include language  
13 that will assure that there will be continued  
14 compliance. Please approve the Zelienople Residents in  
15 the Know version of Ordinance 878-21. Thank you.

16 MR. SITTIG: Next speaker is Fred Schott and  
17 followed by Jesse Hogan.

18 FRED SCHOTT: Good evening. My name is Fred  
19 Schott. I live at 153 Oakdale Drive in Timberbrook. I  
20 represent the Zelienople Residents in the Know Citizens'  
21 Group. The public needs assurance that plans and  
22 documents for all phases of a Village Residential  
23 development be submitted and locked in at the time phase  
24 one is submitted and it's submitted for tentative  
25 approval. Developers will use a bait and switch trick

1 to make a nice phase one proposal, promise phase two  
2 will heal any inadequacies.

3 Then phase two is submitted a couple years later  
4 and it's totally different and the Borough has no way to  
5 enforce the claims and promises made in phase one.

6 As we noted this requirement in our ordinance  
7 submitted on September 8th, 2021, it is vital that all  
8 phases are as clearly described and documented as phase  
9 one. Describing all phases must be done when phase one  
10 is tentatively approved.

11 Our Ordinance 878 provides for legal notice and  
12 hearings on tentative Village Residential development  
13 approval and final Village Residential and development  
14 approval. Our Ordinance 878 provides for tentative  
15 approval of Village Residential development plans by  
16 Borough council, not just by the zoning officer.

17 Allowing just one non-elected person to have the  
18 power of approval takes away the right of representation  
19 of the public. All developments should be approved or  
20 not approved by our elected council. All meetings  
21 involving development should be properly advertised in  
22 the Butler Eagle legal notices and open to the public as  
23 per the Pennsylvania Sunshine Law and Act 65 of 2021.  
24 Please no back room deals.

25 The Borough proposed Ordinance 878 was drafted by



1 a developer, a large property owner, and the Borough.  
2 What about us, the citizens, and what's best for the  
3 community? We question why the Borough felt the need to  
4 compromise our future and our families' future with a  
5 developer and a land owner and we, the citizens, were  
6 not even represented. Please approve our Village  
7 Residential Development Ordinance 878-21. Thank you.

8 MR. SITTING: Next speaker is Jesse Hogan and  
9 Jesse will be followed by Russ Curl.

10 JESSE HOGAN: Hi. Good evening. My name is  
11 Jesse Hogan. I live at 160 Manor Drive. I also  
12 represent the Zelienople Residents in the Know Citizens'  
13 Group. I have here some facts to consider. Zelienople  
14 has a population of about 3,800 people in an area of  
15 1,344 acres. Right now 21 percent of the Borough is  
16 available for development. That's a little over 282  
17 acres. Focus has been on the Glade Run property. This  
18 will also affect other areas in Zelienople. We need to  
19 protect our community from being overrun by dense  
20 housing with a strong ordinance.

21 Tonight we provided the council, the Mayor,  
22 Borough officials, Zelienople citizens and guests with a  
23 compelling logical series of talks on why our version of  
24 Ordinance 878-21 needs the most consideration possible.  
25 It's very clear in one who would look at these two

1       ordinances here. One is very thorough and covers all  
2       bases. The other is lacking, contains loopholes that  
3       any developer will exploit. This can not be your best  
4       effort to protect this town.

5               Council and the people must work together to  
6       preserve our way of life in Zelienople. We have elected  
7       you to work with us. And throughout the process, we  
8       feel that has not always been the case. Prove us wrong.  
9       We love our sense of safety provided by police,  
10      volunteer fire department, and EMS. We are concerned  
11      that they are not going to be able to handle all the  
12      potential new residents.

13              We love our town with its charm, heritage, and  
14      history, it's churches, stores, schools and small  
15      businesses and restaurants. We love our recreational  
16      waters, beautiful parks, scenic trails and many other  
17      wonderful attributes that make Zelienople such a  
18      desirable place to live and raise children. We have  
19      concern that all of this will change with large  
20      developments coming into the Borough.

21              I personally served four tours overseas to protect  
22      this town because I love everything it is and everything  
23      that it stands for. What are you doing to stand up to  
24      fight for this town because where I'm standing here, it  
25      doesn't seem like very much? It seems like you have

1 your own interests and your own agendas in mind.

2 Our citizens' group has given facts. We have  
3 expressed concerns that your ordinance absolutely does  
4 not address. We have given concrete reasons to replace  
5 this ordinance with a much more thorough version.

6 Lastly, it is absolutely not the Borough's  
7 responsibility to promote development as it says in the  
8 first line of this order right here. There is a 56  
9 minute video of you meeting with Glade Run and Millcraft  
10 which is absolutely appalling because all we have heard  
11 from this council for the last two meetings is there is  
12 no proposed development, there is no plan submitted.  
13 Well, there is a video that shows a detailed plan of all  
14 of you sitting around and discussing a plan.

15 You speak of transparency. I have yet to see it.  
16 It is this council's responsibility to protect this  
17 town. These residents elected you to do that.

18 MR. SITTIG: Will you finish up.

19 JESSE HOGAN: We request you abandon this  
20 proposed VRD ordinance and replace it with the  
21 Zelienople Residents in the Know Ordinance. We  
22 appreciate your time to make this a productive meeting.  
23 We do want to work with you, but you have to work with  
24 us and you have to show us you want to work with us.  
25 Thank you.

1                   MR. SITTIG: Next speaker is Russ Curl. And  
2 then following Russ is -- I'm having difficulty. Looks  
3 like Tony Corridoni. So, Tony, if you could come  
4 forward. Does that ring a bell?

5                   RUSS CURL: Yes.

6                   MR. SITTIG: Thank you, Russ.

7                   RUSS CURL: I just want to mention that was a  
8 tough act to follow. Again, my name is Russ Curl. I  
9 live on 406 Ziegler Court in the Rosewood Plan. I'm  
10 here to discuss part of the development plans for  
11 Zelianople including adding housing in the wildlife  
12 reserve area that sits above the Rosewood Plan.

13                   I live at the end of the cul-de-sac, which my  
14 property abuts up against the reserve. My wife and I  
15 bought that property more than 37 years ago with the  
16 assurance that that property would always remain a  
17 reserve. Now there's talk about putting a 39-acre  
18 development above all those housing units, stripping out  
19 large areas of timber and other brush that could cause a  
20 massive flow of water to the residents below, especially  
21 on Marion Drive, and possibly mud slides and everything  
22 else.

23                   That property is currently the home of a plethora  
24 of wildlife. Bear, deer, coyotes, turkeys, pheasants,  
25 eagles. You name it. And a lot of hiking trails for

1 the residents to enjoy. Start decimating that property  
2 which was suppose to always be a wildlife reserve would  
3 be idiotic and, I'm sorry, just stupid.

4 Please help the residents of Rosewood. Forget  
5 that plan. We don't need it. We don't want it. The  
6 infrastructure of the road system would not take care of  
7 it. It's just a bad idea and we just would like you to  
8 scrap that all together. Thank you very much.

9 TONY CORRIDONI: I'm Tony Corridoni, 14  
10 Maplecrest Drive, Zelienople. The Zelienople-Harmony  
11 Sportsmen's Club. You know, I really don't want to be  
12 redundant because all my fellow neighbors here have so  
13 eloquently, you know, voiced our concerns. So, you  
14 know, I'm going to be brief. And all I would like to  
15 say is we would like to preserve the green spaces as the  
16 last gentleman just said. We have a lot of nice oak and  
17 hickory woods behind our street, behind the Maplecrest  
18 Drive.

19 We also are very concerned about the drainage. We  
20 have drainage issues now throughout our plan, so we want  
21 to, you know, make sure that's taken care of and that's  
22 looked at. And, finally, the throughways. There's a  
23 lot of connections and that may cause throughways for  
24 people, as someone else mentioned earlier, cut throughs  
25 whenever we get all this development from all the

1 surrounding townships. You know.

2 We're kind of being victimized here from Jackson  
3 and Harmony and Lancaster. So, you know, we want to  
4 protect our town. So, that's all I have to say. Thank  
5 you.

6 MR. SITTIG: The next speaker is Tony Cooper.  
7 And Tony will be followed by David Foreman.

8 TONY COOPER: I'll defer to Bob Budny. He's  
9 a better speaker than I am.

10 MR. SITTIG: Do you want to take his time?

11 BOB BUDNY: Can I just do it from here, sir?

12 MR. SITTIG: No. Sorry.

13 BOB BUDNY: Again, good evening. I just  
14 wanted to finish my little speech here and I actually  
15 only had two small paragraphs. One, and this is a  
16 little spin off from Shannon and Chris's speeches.

17 In a perfect world, I would prefer to see  
18 Zelianople Borough and Jackson Township purchase the  
19 Glade Run property or Glade Run donate the property  
20 because they have never paid taxes. And this being for  
21 a parks and recreation facility. Jackson Township has  
22 enough parks and the newly remodeled Zelianople pool and  
23 skate park, which, by the way, is absolutely beautiful,  
24 it can't support the additional residents that this  
25 development will bring into town.

1           In closing, I am proud to be a member of the  
2           Zelienople Residents in the Know Group and please  
3           consider our and adopt our ordinance revisions. Thank  
4           you.

5           MR. SITTIG: Next speaker is David Foreman  
6           followed by Pete Robertson.

7           PETE ROBERTSON: I'm a guest. I don't need  
8           to speak. I'm just listening.

9           DAVID FOREMAN: David Foreman. 315 West New  
10          Castle Street. Just a few items. I recommend the  
11          Borough council significantly reduce density in the  
12          proposed ordinance to at least 50 percent of what is  
13          written.

14          I have a question regarding Table 610-2. I think  
15          you intended instead of listing townhouse, triplex and  
16          quads as 30 percent each, that that was intended to be  
17          one line item as 30 percent. Could you review that?

18          I also have questions for that the council provide  
19          who wrote the ordinance and what the ordinance was based  
20          on. The reason I'm asking that question is that since  
21          we are a fairly small town, someone earlier pointed out  
22          we're about 3800 in population. Was this ordinance  
23          based on this type of development relative to a larger  
24          town or was it adapted to something of our size? I  
25          think that's it. Thank you.

1 MR. SITTIG: Pete, you indicated you're going  
2 to pass?

3 PETE ROBERTSON: Yep.

4 MR. SITTIG: Okay. The next speaker is Carol  
5 Shoop. And following Carol is Jean Forti.

6 DAVE ROBERTSON: Dave Robertson.

7 MR. SITTIG: I'm sorry.

8 DAVE ROBERTSON: Maybe it's my handwriting.

9 MR. SITTIG: No. No. I thought --

10 DAVE ROBERTSON: May I speak?

11 MR. SITTIG: My apologies. I thought someone  
12 in the audience said they were you and you were passing.  
13 So, Pete Robertson.

14 DAVE ROBERTSON: Dave Robertson.

15 MR. SITTIG: Okay.

16 DAVE ROBERTSON: My handwriting is that bad.  
17 My name is Dave Robertson. 103 Timberbrook Court. I  
18 represent a citizen of one of the most beautiful towns  
19 in America. And I see you have all come out of your  
20 houses tonight and have all these good points about how  
21 to save our town and I think that gives us the clue  
22 right there. Our beautiful flag tells us we do that in  
23 a democracy and these folks up here are either going to  
24 represent you or they're not going to be here their next  
25 term. I mean, all this sneaky stuff with this



1 developer.

2           When the bulldozers start plowing -- I've lived  
3 across that field for 13 years. I sit out there. I  
4 have the best view of all of you. You might have a  
5 bigger house, but you don't have a better view. I once  
6 saw 27 deer out there.

7           But the bottom line, when they start plowing it  
8 down, then you in a democracy need to change up here.  
9 It's that simple. God bless Zelenople and the United  
10 States of America.

11           MR. SITTIG: All right. I believe the next  
12 speaker on the list is Carol Shoop and then followed by  
13 Jean Forti. Carol.

14           CAROL SHOOP: I decline because mine was the  
15 same as Jeff's.

16           MR. SITTIG: All right. So, Carol has  
17 declined. Jean.

18           JEAN FORTI: Sure. My name is Jean Forti. I  
19 live at 117 North Oliver Avenue. I am from Buffalo, New  
20 York. I am not from Zelenople, but I've lived here 28  
21 years. A job brought me to Harmony and my first  
22 apartment was in Cranberry and I went oh, no way, I  
23 can't do this. So, I bought my very first home at 117  
24 North Oliver and I've been here ever since.

25           I love Zelenople. I belong to no group, but I

1 love my neighbors. And when I heard about this, I was  
2 really concerned about what would change in our little  
3 town.

4 I walk my dog every day. I probably wave at some  
5 of my neighbors. I've seen wonderful growth and  
6 development. I love the changes to the Kaufman House  
7 and the Strand Theater. There's a seat with my name on  
8 it somewhere here somewhere.

9 And I just want the council to really listen to  
10 what these folks are saying because you're all my  
11 neighbors. I don't live right up against where this is  
12 happening, but today I stand with you and say we have  
13 got to look at this very carefully because I care about  
14 you and I know you care about all the neighbors here.

15 So, thank you for your time and, council, thank  
16 you for having us.

17 MR. SITTIG: The next speaker is Alice  
18 Stickel followed by Madeline Burr.

19 ALICE STICKEL: I'm Alice Stickel and my --

20 MR. SITTIG: Alice, will you go to the mic.

21 ALICE STICKEL: I'm not going to speak. I  
22 just want to say that --

23 MR. SITTIG: Alice, I'm sorry. You're either  
24 not going to speak or you're going to come to the  
25 microphone please.

1 ALICE STICKEL: Well, they've already said  
2 what I wanted to say.

3 MR. SITTIG: Thank you. Madeline Burr.  
4 Declining. Lesa Gallagher. And then following Lesa is  
5 Sean Harcar.

6 LESA GALLAGHER: Yes. Thank you, council.  
7 Good evening. My name is Lesa Gallagher. I live on 107  
8 South High Street and I'm very, very concerned like a  
9 lot. I'm going to just say ditto to everything else  
10 that was said.

11 This is a community that I walk every day. I  
12 literally thank God for all of the trails that we have  
13 to walk and that we're not like what I'm going to say  
14 Cramberry, C-r-a-m-b-e-r-r-y. I do not want to become a  
15 Cramberry and I'm very concerned because, like Jean, you  
16 said we're not backed up to this proposed plan.  
17 However, when they decide to try to make the roads wider  
18 to accommodate traffic, those of us on South High and  
19 Clay Street, Oliver, the only way to make streets wider  
20 in Zellenople is to claim eminent domain and try to take  
21 our property from the current home owners to build for  
22 these humungous land developers who want to turn us into  
23 some kind of Cramberry.

24 If I had extra time left over, I would like to  
25 defer my time to that really super good guy, last name I

1 think Hogan.

2 MR. SITTIG: Next is Sean Harcar. And then  
3 following Sean is Ross Watko.

4 SEAN HARCAR: Hi. My name is Sean Harcar. I  
5 came here honestly in support of this group, the  
6 Zelianople Residents in the Know Group. Shannon, her  
7 husband Steve, they're dear friends of mine. And what's  
8 being proposed here may benefit the developer, may  
9 benefit this Borough, but it shouldn't happen at the  
10 cost of the residents that live here. You truly have a  
11 beautiful community filled with amazing wildlife,  
12 amazing history.

13 Before I came here, right before I came here, I  
14 went and took a walk behind Glade Run and I went along  
15 some of the Connoquenessing Valley Heritage Trail that  
16 Shannon feels so passionate about. Do not take the  
17 choices that you have before you lightly because what  
18 you're deciding, these people here have elected you, and  
19 what you're deciding affects all of their lives, their  
20 children's lives, their grandchildren's lives.

21 You're impacting wildlife. You're bringing  
22 increased traffic to your community. There's impacting  
23 on infrastructure and it's very clear in this meeting  
24 that there's no plan for anybody other than the  
25 residents of Zelianople Borough to pay for those

1 increased infrastructure costs.

2 These people elected you. This is who you serve.  
3 You should remember that. Every single one of you  
4 should remember that. You serve these residents.  
5 That's all I have to say.

6 MR. SITTIG: Next speaker is Ross Watko  
7 followed by Mary Kaye Soriano.

8 ROSS WATKO: Good evening. My name is Ross  
9 Watko. I live at 100 Oakdale Drive. I believe his name  
10 is Mr. Robertson. I disagree. I have the best view of  
11 the property. I moved here in February with the idea  
12 that I would plant my roots. I have a young son,  
13 expecting another on the way. And I really just wanted  
14 to live here for the rest of my life based off of what  
15 I've seen, the people that I've interacted with and met,  
16 and, honestly, what it's like behind my house.

17 It's probably the most beautiful view I've ever  
18 seen. I have the woods on one side and the other side,  
19 I have that great field that's right there. I  
20 understand that if you go to development, there's going  
21 to have to be a buffer zone. No matter what, I would  
22 like that to be as large as possible. I think somebody  
23 was talking about it earlier about 150 feet. I mean,  
24 that would be great. Those trees behind my house are  
25 beautiful. And I don't -- I wouldn't like a development

1 just pushing right up to my line and I have maybe like  
2 ten feet of trees there. Kind of ruin it for me. And I  
3 would like to pass on that to my children one day.

4 One of the things I'm definitely worried about is  
5 the use of roads through Timberbrook to get to this new  
6 development. I'm right there at that one appendage and  
7 I wouldn't really consider myself a corner lot, but if  
8 this that gets built through and by my house, I'm going  
9 to be a corner lot. And that's going to have what? A  
10 thousand units worth of people driving probably through  
11 my house every day? Because like people are talking  
12 about earlier, people are going to find different ways  
13 to come out of their area. They're going to drive right  
14 through there. They're not going to go on 68 far out.  
15 They're going to go right by my house and all the other  
16 houses that are right there. So, I would like if it's  
17 possible no access through the Timberbrook property to  
18 this new development because it really will impact our  
19 nice community right there.

20 And the other thing I have is, really cut back on  
21 the multi housing. If you have more family homes,  
22 you're going to have more people staying and really,  
23 like I did, setting roots and living there. When you  
24 start getting more apartments and everything and quads  
25 and duplexes, you're going to start having a big rental

1 contingent people coming in and out constantly. It's  
2 going to completely change the landscape of this town.  
3 So, this is pretty much what I have to say. Thank you.

4 MARY KAYE SORIANO: Good evening, everybody.  
5 I'm Mary Kaye Soriano. I live at 203 South Green Lane  
6 here in Zelienople. And I got a little taste of what's  
7 to come this past summer with the infrastructure  
8 improvement on Route 68, aka, Beaver Street. Those  
9 were not our neighbors being mean to other neighbors.  
10 Those were people passing through. They were in a  
11 hurry. They came from, and I love the term, Cramberry,  
12 the young lady that mentioned that, on their way to some  
13 place else. And this is what's going to happen to  
14 Zelienople.

15 Let me just give a little caution here, quick tail  
16 here. I'm going to discuss the bulldozer in the room,  
17 the in-law, the family member that nobody wants to  
18 invite to any holiday picnics or dinners. Big  
19 government. I'm talking about the feds. Big brother.  
20 If you open the gateway, and you are the gatekeepers.

21 If you open the gateway to big government, you  
22 will have sitting in your laps and looking over you  
23 every moment of the day because what's going to happen  
24 is if you allow for a significant increase in a  
25 population accessing housing connected to and dependent

1 upon federally funded and intrusive programs mandated  
2 by, don't hold your breath on this one, the  
3 Affirmatively Furthering Fair Housing Rule, which is  
4 embedded in the U.S. Department of Housing and Urban  
5 Development, aka, HUD.

6 Under this rule recently reactivated by this  
7 current administration, the door is open to big  
8 government overreach with deals to developers seeking  
9 big contracts with big results and big tax incentives.  
10 The cost and the damage will be incurred by the  
11 residents of Zelienople. Once these contractors secure  
12 a contract for high density housing, HUD incentive  
13 housing, right to home ownership perhaps, government  
14 housing and low income housing, HUD and its multiple  
15 layers of community action diversity, equity, fairness  
16 programs are now entranced in Zelienople.

17 Along with this comes the following and I quote.  
18 This is the first paragraph of the AFFH. Under this  
19 act, regulatory definition, municipalities and other HUD  
20 funding recipients that must regularly certify  
21 compliance with the Fair Housing Act, AFFH, requirements  
22 will in doing so commit to take steps to remedy their  
23 unique fair housing issues.

24 I don't believe any resident in this town has any  
25 fair housing issues. Who were they to suppose that and



1       assume it? Did anybody ask you guys if we had fair  
2       housing issues? To support compliance with all of this  
3       fair housing concerns that exist locally, another  
4       assumption --

5                 MR. SITTIG: Mary Kaye, would you finish up  
6       please.

7                 MARY KAYE SORIANO: I intend to.

8                 MR. SITTIG: No.

9                 MARY KAYE SORIANO: I will. I will.

10                MR. SITTIG: Yeah.

11                MARY KAYE SORIANO: Why in plain words, once  
12       the government moves into our back yards, there will be  
13       mandates, regulations, and infiltration of our school  
14       district domain, which we know already has issues.  
15       There will be a dominance of our local municipality and  
16       government with federally regulated and monitored  
17       compliance by centralized government. Zelienople will  
18       be fundamentally transformed into a big government  
19       template community. The charm, quaint values and  
20       principals which draw Zelienople now will be driven out  
21       and replaced with increasing mandates, rules,  
22       regulations, compliance and eventually a indebted  
23       community.

24                MR. SITTIG: Mary.

25                MARY KAYE SORIANO: Home town --

1                   MR. SITTIG: Mary, no. Next speaker will be  
2 David Robertson, 103 Timberbrook. Is that the same?

3                   DAVID ROBERTSON: Yes. I'm good. Thank you  
4 very much.

5                   THE COURT: Dan Fritz already spoke.

6                   DAN FRITZ: Yeah, I spoke second. I'm good.

7                   THE COURT: You're good. Okay. Thank you.  
8 Next speaker listed is Rich Sefscik. And then followed  
9 by Susan Rodgers.

10                  SUSAN RODGERS: My concerns already have been  
11 addressed. I pass.

12                  MR. SITTIG: You Susan?

13                  SUSAN RODGERS: Yes.

14                  MR. SITTIG: Then Gail Davis is the last  
15 listed speaker after Rich.

16                  RICH SEFSCIK: Good evening, everyone. Good  
17 evening, council. First off, I would like to send a  
18 shout out to the Strand Theater for letting us do this.  
19 Whoever put it together, fantastic. Thank you. I don't  
20 know if they donated or we paid for it, whatever, but  
21 they do a great job.

22                  Council, I want to thank you for the great  
23 notification. I think you gave it to everybody this  
24 time around. Very much appreciate it.

25                  You guys are in a tough position. Been there.

1 The only thing I can ask for is a really, a lot of good  
2 points made tonight. Please keep an open mind to it.  
3 That's all I can ask you.

4 The second thing, it was brought up before, has  
5 anybody on council gone to Glade Run and said to them  
6 can you donate all of it, can you donate part of it, can  
7 you work with us? Maybe buy it. Not the whole thing.  
8 Maybe give them -- I realize we can't come up with  
9 millions of dollars. Maybe you don't know unless you  
10 ask. And if you already did it, fine. But it's  
11 something to consider. Thank you.

12 MR. SITTIG: The last listed speaker is Gail  
13 Davis.

14 UNIDENTIFIED SPEAKER: I've got five more  
15 right here.

16 MR. SITTIG: All right. So, last call for  
17 Gail Davis. Gail?

18 (No response.)

19 MR. SITTIG: All right. The next five list  
20 of the speakers, next on this list is Linda Benedum  
21 followed by Carol Espy. Linda. Is Linda still  
22 interested? All right. Carol. Carol Espy.

23 CAROL ESPY: Hi, council. I'm Carol Espy. I  
24 live at 225 South Jefferson. We fled from Allegheny  
25 County. And we came up here all the time for the Fourth

1 of July parades and absolutely loved Zelienople and fled  
2 Pittsburgh. And as soon as we moved in, we realized  
3 there was a housing development being built by our  
4 house, which as Mary Kaye said, the feds. It's low  
5 income housing, tax credit development, called Jeremiah  
6 Village. Which I understand there's other phases to it,  
7 but we keep being told no. But I can't help but wonder  
8 if this Glade Run development is part of that because  
9 it's so many mixed units. There's nothing against that.  
10 It's about the transparency and it's about how you want  
11 to develop the last of the lands that are available in  
12 the Borough.

13 Slippery Rock was smart enough to develop an area  
14 that had three acre lots and large single family homes.  
15 The tax offset I'm sure is better. I don't know what  
16 kind of taxes you get. The developer gets a tax credit  
17 from Jeremiah Village and you get a windfall on  
18 utilities by the government, which we don't get. We  
19 don't develop from that.

20 You guys got involved in council because you  
21 wanted to be a part of this Borough, be a part of  
22 change, and be a part of decisions because you cared  
23 about it. What's your 20 year plan? Do you have a 20  
24 year plan? Do you have a city plan out? Do we know it?  
25 What is it? Is there an outline for the next 20 years

1 in Zelienople? Because transparency would say we would  
2 get to know that. Right?

3 You're us. We're you. Why is there this divide  
4 that we don't know? What's the 20 year plan? Is the  
5 new development another part of Jeremiah Village? Can  
6 anyone answer that on council? Are you allowed to  
7 answer?

8 MR. SITTIG: It's not a matter of being  
9 allowed. I don't know if you were here at the  
10 beginning. There's not going to be any response. We're  
11 trying to get everybody's --

12 CAROL ESPY: I'm just curious.

13 MR. SITTIG: We're not trying --

14 CAROL ESPY: I don't know. This is just  
15 everybody comes here and moans and bitches about this.

16 MR. SITTIG: No. Just --

17 CAROL ESPY: And then you do whatever.

18 MR. SITTIG: We just want to give everybody a  
19 chance to speak tonight and we're accumulating. We're  
20 getting your questions and listing them.

21 CAROL ESPY: But we feel like there's a  
22 preference is being given to one of the largest land  
23 owners and, yet, this is the largest landowner here.  
24 All of these people. They're your neighbors. They're  
25 you. I mean, there shouldn't be a division here. There

1       should be your interest and our interest should be right  
2       down the same line.  Shouldn't it?  And from the way it  
3       feels, if I was just, and I'm a newbie, although I've  
4       played on the stage here.

5               I'm very excited about living here in Zelienople  
6       and I walk up to the park and I love this town.  But it  
7       feels like there is a divide and it feels like there's  
8       some, you know, there's distrust and there's a whole  
9       bunch of stuff that doesn't feel good.  And it involves  
10      a lot of money that's going to change hands and  
11      developers that could care less about this town that  
12      will just move on to the next.

13             MR. SITTIG:  All right.  Carol.

14             CAROL ESPY:  Is my time up?

15             MR. SITTIG:  If you could just finish up with  
16      a thought please.

17             CAROL ESPY:  Okay.  But just and totally  
18      unrelated, but since you are getting this windfall with  
19      the electricity and all, really do consider to allow  
20      residents of this town to pay their utilities on a  
21      budget plan.

22             MR. SITTIG:  Thank you.

23             CAROL ESPY:  Thank you.

24             MR. SITTIG:  All right.  My indulgence for  
25      misreading.  The next name, it's Jim Dispirito.

1                   JIM DISPIRITO:  Dispirito.  I'll pass.

2                   MR. SITTIG:  Okay.  Thank you, Jim.  Next  
3 listed speaker is Donna Guntrum.  And last listed  
4 speaker is Lori Glassbrenner.  Donna?  Lori  
5 Glassbrenner.

6                   UNIDENTIFIED SPEAKER:  She'll pass.

7                   MR. SITTIG:  Okay.  Thank you.  Those are the  
8 last listed speakers.  I know there are folks that are  
9 attending virtually.  Oh.  Okay.  I have one listed  
10 virtual speaker and it's Rebecca Neely.  Are we able to  
11 accommodate that?  Is Rebecca available?

12                   REBECCA NEELY:  Yes, I'm here.  Can you hear  
13 me?

14                   MR. SITTIG:  We can.  Can you state your name  
15 and your address please?

16                   REBECCA NEELY:  My name is Rebecca Neely and  
17 I live at 107 South Clay Street.  My main concern as a  
18 ten year resident of Zellenople is that the very  
19 qualities that make it small, quaint and liveable will  
20 be destroyed or greatly diminished by the addition of  
21 such a large housing development.  The addition of so  
22 many homes, almost add thousands of cars to the already  
23 busy traffic flow.  I'm not a logistics experts, but  
24 it's my opinion the current infrastructure can not  
25 handle and should not handle that volume.

1           I live at the corner of Clay and New Castle and I  
2 frequently see the lack of parking, the accidents, the  
3 congestion, and reckless driving as people blatantly run  
4 the light. All of this will only worsen throughout  
5 town.

6           In addition to the traffic, I am also concerned  
7 about pollution, population density and destruction of  
8 wildlife habitats. If the land must be developed, I  
9 urge you to approve another use entirely or to severely  
10 restrict the type and quantity of housing that can be  
11 built. In so doing, Zellenople can remain what it is as  
12 our signs say throughout town, a modern place with  
13 old-fashioned grace. Thank you very much.

14           MR. SITTING: So, those are the listed  
15 speakers. I can say just I've been doing this a long,  
16 long time, longer than I want to admit. I don't know  
17 that I've seen something that has had as much impact  
18 with as many people with as much emotion and handled  
19 courteously and professionally. So, you know, that's  
20 what I've seen. It's unprecedented what I saw here  
21 tonight, so you've lived up to your community reputation  
22 and everything I've seen as somebody that's been an  
23 outsider.

24           So, I personally thank you because I don't want to  
25 be the policeman of this process. It's very



1           uncomfortable. You may have been able to see that. So,  
2           thank you. Thanks to all of you for not making it  
3           harder on me to say no.

4           So, it was very valuable. We have all of this  
5           transcribed, so all of it is going to be preserved and  
6           hopefully and it will become added onto a lot of other  
7           questions. And the process that's going to go on from  
8           now, and I did hear one comment about the notice and I  
9           trust that we set a precedent on being able to have  
10          advanced notice, so that will continue and I don't have  
11          anything and we don't have anything.

12          This truly was an information gathering and we'll  
13          take the next step. So, there is, to my knowledge, and  
14          that's all I can speak to without a right to know or  
15          what else is going on, there's no knowledge when the  
16          next step. This truly was to take stock of everything  
17          that happened here and then to look for the next step.  
18          So, I don't know if there's anything else. I don't know  
19          if you want to. Is it a process question, sir?

20                 UNIDENTIFIED SPEAKER: Yeah, I would like to  
21          make a comment if I'm allowed. I did not sign.

22                 MR. SITTIG: No. I'm sorry.

23                 UNIDENTIFIED SPEAKER: I didn't sign a piece  
24          of paper.

25                 MR. SITTIG: Especially I see a lot of

1 patriotism here and of due process and of free speech  
2 right as anybody, so I'm sorry truly. But please  
3 continue to communicate with any of us. I've had  
4 communications directly. The Borough has given me broad  
5 authorization to try to do that. Jim Hulings has been  
6 very helpful in trying to set this up. Got this room.  
7 I began joining, you know, in terms of this venue and  
8 how to work with never having done before, that's  
9 unprecedented, too. Those are usually much tougher, so  
10 we accomplished a lot tonight and I thank everybody.

11 And if I can be a conduit toward getting anything  
12 done but continue the engagement. Write your letters.  
13 Have your e-mails. It's an ongoing process and I think  
14 you can see that everybody here understands the gravity  
15 of it and the long term consequences. So, with that, I  
16 suggest that council move to adjourn the meeting. Thank  
17 you.

18 (At 8:15 p.m., the proceedings were  
19 concluded.)

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21  
22  
23  
24  
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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*

10/4/2021

6:30 PM Council-Public Hearing

MasterID:

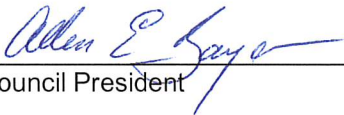
706

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Being no further business Mr. Sittig closed the public hearing at 8:30 PM

ATTEST:

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

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

Approved by me this 13<sup>th</sup> day of December, 2021.

  
\_\_\_\_\_  
Mayor