

**NORTH FAYETTE TOWNSHIP
PUBLIC HEARING
JANUARY 28, 2020
6:00 P.M.**

A public hearing was held on January 28, 2020 with Board of Supervisors Chairman Jim Morosetti presiding for the purpose of taking public comment on the following:

North Fayette Township proposes to amend the Township Zoning Map to rezone multiple parcels fronting Steubenville Pike in and around the Hankey Farms area from R-4 (Higher Density Residential) to V (Village).

Following the Pledge of Allegiance roll was called with the following present: Chairman James Morosetti, Vice - Chairman J. R. Mangan, Treasurer Robert Doddato, Chief of Police Mark O'Donnell, Solicitor Michele Cromer and Township Secretary Marlyn Jordan.

OTHERS PRESENT: David N. Lodovico, Jr. - Fiscal and Administrative Services Director, Andrew Hartwell - Community Development Director, Leah Attanucci - Court Reporter, Darlene Hildebrand - Recreation Director, Shaun Leslie - Parks Superintendent, Patrick Felton - Public Works Director, Kevin Brett - Township Engineer, Gary & Sandy Smith, Tom Moody, Francine Anderson, Debbie Midgley, Carol Stenzel, Rita Melvin, Barb Martincic, Rob & Lauren Toth, Harold & Dorothy Hallum, Carl Baker, Lisa Johnson, Jeff Tomaszewski, Frank Pleasants, Paul & Dana Hunter, Colleen McDermott, Lee Keutzmann, Debra & Tim Heinz, Dan Vlcek, Dick Pivirotto, Raven Barnes, Carl & Carol Palastro, Bob Scott, Donna Waxter, Lisa Dixon, Tom Lanni, Karen Marshall, Danielle & Sean Jones, James & Kathy Parnell, John & Kathy McCloskey, Catherine Kvedris, Jude & Janice Stiles, Neil Haushalter, Pamela Schang, Nate Buffington, Tom Cenna, Duane Gulasy, Roy Begly, Peg Landon, Tina Cummins, Maryann Slimick, David & Carolyn Martin, John Slimick, Jim & Lisa English, Lois College, Bill & Marylou Seifert, Al & Patty Lenz, Mike & Susie Cobiseno, John Rozman, Timothy Kane, Charles & Charlotte Graham, James Gilbert, M. Haubach, P. Farrell, Robert Winters, Len Schaefer, Debbie & Paul Mirich, Ted Froats, Maurita Cafeo, Donald Puskas, Tracy Whipkey, Jack & Dorothy Gearhart, Lorrie & Kevin Ammadio, Shane Berry, Joanne Short, Cara & Lawrence Strahler, Karin Edwards, Pat & Ron Henry, Carol Britton, John & Pat Ploof, Don Johnson, Jeff Dicicco, Theresa Merante, Chris Hopper, Lindsay & Lucas Pepper, Amy Cox, Chuck Stierheim, Saundra Grill, Steve & Michele Wengryn, John & Marianne Evans, Mike Milligan, Amy & Todd McVay, Michelle Monte, Daniele & Ben Winkworth, Bonnie DeBiasio, Faran & Pharlan Ives, Brian & Renee Gillpatrick, Maureen Zinna, Evelyn Jenkins, John Lundee, and Joseph Wagner III.

COMMENTS FROM THE FLOOR

Al Lenz of 123 Longhorn Drive is concerned with what the rezoning is going to do to the community and their homes overall value. He doesn't believe there is any benefit for the property to be rezoned. Mr. Lenz stated there is enough traffic and there is no need for another store or anything of that sort. He also stated that the people of Hankey Farms do not want this. They want it zoned recreational and left alone.

Mr. Mangan responded to Mr. Lenz and stated that when the township was originally going to sell the property it was going to be residential. Steubenville Pike is business and residential all up and down. Mr. Mangan stated that they are allowing it to possibly be a store or a plaza, something that would benefit the residents or for it to be residential.

Maurita Cafeo of 140 Holstein Drive stated that she has a petition to keep the property as it is. Ms. Cafeo wants to know if her taxes will be lowered when a business goes on that property because she believes it will lower her property value. She is also concerned that a bar could go in. Ms. Cafeo also questioned why a park couldn't be placed there.

Mr. Morosetti advised Ms. Cafeo that it has not been decided if a business will go onto that property. He advised that the property is out for bid and will go to the highest bidder. He does not believe that her property value will go down, he believes property value would increase. Mr. Doddato responded to Ms. Cafeo that Village is the most restrictive zoning in the township. We can limit what will be placed on that property.

Kathy Sloan of 521 Carolina Drive stated that her family and the Cummings family ran the pool for 18 years. Ms. Sloan said that when the Township acquired the property through Orphan's Court it was stated that the property would stay as recreational.

Township Solicitor, Michel Cromer responded to Ms. Sloan. In 2017 when the Township secured an order from Orphan's Court authorizing the sale of the pool property, it was stated that proceeds be put towards recreational purposes. Ms. Cromer advised that the funds would be placed in the general fund and would be used appropriately.

Jim English of 7675 Steubenville Pike wanted to know if there was any way there could be another designation such as straight residential. So that way it could limit a business and limit the high occupancy, which he believes is more of a risk than the business.

Mr. Morosetti advised Mr. English that zoning the property as Village would be part of that. Mr. Doddato said that it was something the Township would look into.

Carl Palastro of 122 Hereford Drive wanted to know if a traffic study had been done on the property. Mr. Doddato advised there wouldn't be a traffic study until development is going to occur. Mr. Palastro also wanted to know if there would be variances in place for the people who live less than a foot from this property. Mr. Morosetti stated that a buffer zone would be required.

An unknown person from the audience wanted to know what a buffer zone is. Mr. Morosetti said that a buffer zone could be a planting of trees. It would be anywhere from 15-20 feet depending on what is being built. If a business were to go in, then the buffer zone would be greater.

Robert Winters of 113 Persian Drive wanted to know how much it would cost for the Township to maintain such a small area as a park or leave it as is and cut the grass. Mr. Winters also feels like the Township has already decided on what the property will be.

Parks Superintendent, Shaun Leslie stated that we cannot leave the property the way it is. It must correctly be maintained if it is going to be used as a public space. There are ADA requirements and requirements for entrance and access. All of which cost a lot of money to do. Mr. Leslie stated that the cutting of the grass is the small part of maintaining the property. Mr. Mangan stated that just to put in sidewalks at Kozloff Field and another field was \$20,000.00. Mr. Doddato stated that to put in a parking lot with only 8 spaces would be around \$100,000.00. These are not the Township's rules, that is just what must be done. Mr. Morosetti stated that a decision has not been made and that's why the hearing is being held.

Lindsay Pepper of 105 Longhorn Drive stated that she feels safe letting her kids out to ride their bikes in the cul-de-sac but doesn't know how safe she would feel if a McDonald's or a coffee shop were there. Ms. Pepper stated that a good place for a restaurant or a coffee place would be the vacant King's property.

Mr. Hartwell wanted to make a clarification. The property is currently zoned Residential not Recreation. He stated that a Recreation zoning district does not exist.

Mike Milligan of 7635 Steubenville Pike wanted to know why the zoning would have to be changed to Village.

Mr. Doddato said this came about when people had approached them about purchasing the property. There were developers who wanted to put in townhomes. Then someone had mentioned a bank, but that can't be allowed with the current zoning. We thought it would make sense to talk about it being zoned Village because you have business and residential.

Ed Sickora and Jennifer Dramble of 7549 Steubenville Pike wanted to know what exactly it meant if it was kept residential. They questioned if another larger senior home could be placed on the property. Mr. Sickora also wanted to know what offers were put on the table for the property. Such as what would be placed on that property.

Mr. Mangan said that they had put townhomes on the table.

Michele Wengryn of 609 Hankey Farms Drive said that she would like the property to be left alone.

Township Solicitor Michele Cromer stated that it would be a liability to leave the property vacant and not up to code.

Karin Edwards of 102 Farmcrest Drive wanted to know how Findlay Township can have several parks in their area.

Mr. Doddato said that Findlay Township receives landfill fees, and money from the airport.

Sheila Page of 207 Hankey Farms Drive wanted to know about other alternatives, such as green space. Ms. Page also wanted to know if we were aware that there are government grants.

Mr. Mangan said that we will look into those grants and options.

Patty Farrell of Pinkerton Run Road stated that a big complaint on Pinkerton Run is the amount of traffic.

Mr. Mangan wanted to respond to issues about the sanitation since there were so many people present. He said that we are working with the new company and hope that it will get better.

Mr. Morosetti asked by a show of hands, how many people would like to continue the hearing on February 25, 2020.

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO CONTINUE THE HEARING ON FEBRUARY 25, 2020 AT 6:00 P.M.**

Mr. Morosetti said that we will continue this hearing, and nothing will be done until then.

ADJOURN

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO ADJOURN THE MEETING AT 7:05 P.M.**

Respectfully submitted,

Marlyn Jordan
Township Secretary