

PUBLIC HEARING

MONDAY, MAY 14, 2018

6:30 P.M.

Roll Call Dave Buchewicz presiding. Board members Walt Sackinsky and Ed Snee were present. Also in attendance were: Karen Fosbaugh, Township Manager; Chief Dennis McDonough; Paul J. Gitnik, Esq., Township Solicitor; Aaron Laughlin, Director of Public Works; and Gary Wargo, Part-time Code Enforcement Officer. Absent: Glen Prokopovitch, Code Enforcement Officer.

Purpose of Hearing The purpose of the Public Hearing is to take oral or written testimony on the Conditional Use Request submitted by the Montour Trail Council with regard to Phase 34A of the Montour Trail, as part of the Transit Oriented Overlay Development (TOOD) at the site located at 4000 Brownsville Road, which is zoned BP Business, C-1 Community Commercial, and C-3 Village Center Commercial.

Testimony **Mr. Wargo** – Mr. Wargo testified on the following: On 4/9/2018, the Board of Supervisors scheduled this Public Hearing. The Planning Commission meeting was advertised in the Post-Gazette Xtra South on 4/27/18. A Legal Notice was sent to the Post-Gazette on 4/12/2018 and was advertised on 4/27/2018 and 5/4/2018 in the Post-Gazette Xtra South edition, giving notification of the Public Hearing. Signs were posted in the Administration Building Lobby and on the property site on 4/18/2018, notifying the public of the Planning Commission Meeting. On 4/20/2018, Notices were sent to all neighbors within a 200 foot radius notifying them of the meeting. The Planning Commission reviewed the application on 4/25/2018. On 5/7/2018, signs were posted in the Administration Building Lobby and on the property site notifying the public of the Public Hearing.

Alberto Jarquin - Gateway Engineers, 420 Old Farm Road, 15228. Mr. Jarquin stated that he is present on behalf of the Montour Trail Council, as well as Dave Oyler and Ned Williams, of the Montour Trail Council. He explained that they are here to obtain approval for the Conditional Use Application for the Master Plan of the Montour Trail. The next phase, 34A, is approximately 1,110 feet of additional trail, north of the existing park 'n ride on Library Road. He added that he has been working with Township Planning Consultant, Carolyn Yagle, to identify the use for the trail. The new section is zoned BP Business Park, which is not zoned for trail use; and going forward for future phases, they

would run into the same situation. Therefore, they have a master plan in place. Working with the staff and Ms. Yagle, they have come up with the idea that this would allow the Montour Trail, moving forward, to have a designated use for future phases. He explained that the Master Plan shows some of the parts that have already been constructed, some of the future phases, and the current phase 34A. He stated that if they ever deviate from the Master Plan, they would request approval for a modification from the Township. The plan shows 11 sections, with a total of 5.8 miles of trail. Mr. Sackinsky inquired as to the location of Phase 34A, and Mr. Jarquin explained that it starts from Pleasant Street to approximately the eastern corner of the Park 'n Ride parking lot. He indicated on a map the exact location, and explained that 200 feet north of Pleasant Street is where the last phase of the trail ended. The new phase will come off of High Street for approximately 1,100 feet and will stop at the end of the parking area.

Mr. Gitnik – Mr. Gitnik requested that documents provided by Mr. Wargo be introduced into the record as exhibits.

Mr. Sackinsky – Mr. Sackinsky had no comments.

Mr. Snee – Mr. Snee had no comments.

Mr. Buchewicz – Mr. Buchewicz had no comments.

Chief McDonough – Chief McDonough had no comments.

Mrs. Fosbaugh – Mrs. Fosbaugh had no comments.

Action

Motion by Mr. Snee and seconded by Mr. Sackinsky to close the public hearing. All members voted aye. Motion carried.

Adjournment

Motion by Mr. Snee and seconded by Mr. Sackinsky to adjourn the public hearing. All members voted aye. Motion carried.

Time: 6: 39 p.m.