

Minutes of the Regular Meeting
Of the South Park Township Planning Commission
South Park, PA 15129
February 22, 2023

Pledge of Allegiance

Notice to Attendees Notice was read by Russ Bracker.

Roll Call The meeting was called to order by Russ Bracker.

Present: H. Russell Bracker, Patrick Sable, James Waychoff, Adrian Weil, Mark Depretis and Cynthia Klein.

Also present were Thomas Bonidie, Code Enforcement Officer, Joseph Sites, Township Engineer and Carolyn Yagle, Planning Consultant.

Absent: John Papinchak

Approval of Minutes

Motion was made by Ms. Klein, seconded by Mr. Depretis to approve the minutes from the October 26, 2022 regular Planning Commission Meeting. All members voted aye. The motion is carried.

**2022 Annual Planning
Commission Report**

Mr. Bracker: We do need to consider approval of the 2022 annual Planning Commission report that is presented to the Board of Supervisors. Do we have a motion?

Motion made by Mr. Sable seconded Mr. Depretis by to Approve the 2022 Annual Planning Commission Report and that it now be submitted to the Board of Supervisors. All members voted aye. The motion is carried.

**Rhino Rentals Development-
Minor Land Development –
Preliminary/Final Approval**

Mr. Bracker: Is there someone here to represent this plan?

Kimberly Gales, J. R. Gales & Associates: Hi, good evening. Kim Gales from J. R. Gales & Associates. Andrew Dorfner is proposing, well this property is located on Brownsville Road, directly below the Dollar General on Brownsville Road. They did receive, it is in the C-2 Zoning District, Shopping Center District. They did receive a Special Exception as a rental center for tool and light construction landscaping business. His family basically has a home building business, so this is a second business of theirs and so basically there's 9 spots for parking, we have provided 12. We have associated storm water management pond, rain garden, in the rear of the building. This is Brownsville so this is also Lick Run which we will discharge to. Pretty simple, we did receive staff's comments and addressed all of their comments. And so, I guess I would open it up to any questions if anybody has anything?

Mr. Bracker: Okay, Mr. Sites, as Township Engineer do you have any comments or questions?

Mr. Sites: No, the applicant has addressed all of our comments from a technical perspective and the plan is in order for consideration.

Mr. Braker: Thank you, Ms. Yagle as Planning Consultant do you have any questions or comments?

Ms. Yagle: I don't have any questions. The items that we have reviewed as part of the application process have been addressed as revealed to submission this month, so that we would identify that this is something for your consideration. It fits within the zoning district and the district requirements are fulfilled.

Mr. Bracker: Thank you. Mr. Bonidie, as Township Code Enforcement Officer do you have any comments?

Mr. Bonidie: No comments Mr. Chairman.

Mr. Bracker: Does anyone in the audience have any questions or comments regarding Rhino Rentals? And does anyone on the Planning Commission have any questions or comments?

Mr. Depretis: I guess my only questions is, is there planning on being any kind of storage on the outside, any of the equipment storage? Or will it all be inside?

Ms. Gales: No, it will all be inside.

Mr. Andrew Dorfner, 4779 Prescot Drive, Bethel Park, PA 15102: Hi I'm Andrew, I might be able to address some of the questions.

Mr. Bracker: Okay you'll have to sign in, this allows the folks that put together the meeting minutes to know all the details of who was speaking.

Mr. Dorfner: Okay, sorry about that, So, there is no plan for exterior storage of any kind. I think

the only time that there would be equipment outside of the buildings, or the one building I should say, that is going to be built would be during the daytime for transferring in and out of equipment and rentals.

Mr. Depretis: I would have to think that is a bit of a security issue too, you don't want stuff vandalized.

Mr. Dorfner: Exactly.

Mr. Depretis: And I see that even the garbage container is enclosed, fenced in.

Mr. Bracker: Anyone else?

Mr. Sable: Andrew, what is the expected completion date? When do you expect to be open for operations?

Mr. Dorfner: So, I would love to be open for probably like the next fall season.

Mr. Sable: Fall of '24 or Fall of '23?

Mr. Dorfner: Fall of '23, although I will say this is my first development so I guess maybe I don't have a good gauge of the timing involved in making it happen. But it also does rely, probably heavily, on you know for the timing for not just the Planning Commission, but the Board of Supervisors too. To come back to me with an answer and things like that.

Mr. Sable: Okay, well that is a good estimate. We just wanted to get an idea of what that timeframe looked like.

Mr. Bracker: Any other questions? So, then there are two items (motions).

Motion made by Mr. Waychoff seconded by Mr. Depretis, to accept this preliminary and final application for a Minor Subdivision as being complete per the Subdivision and Land Development Ordinance. All members voted aye. The motion is carried.

Motion made by Mr. Sable, seconded by Mr. Weil, to recommend this application for preliminary and final approval for a Minor Land Development, identified as the Rhino Rentals Development Plan to be located at 2249 Brownsville Road (770-P-112). All members voted aye. The motion is carried.

Red Rocks Group – Zoning Amendment Application

Mr. Bracker: Our next item is Red Rocks Group Zoning Amendment. Umm

Mr. Bonidie is formally hand delivering the application to the Planners who have not seen any of the information until now.

Mr. Steven Victor, Victor Wetzel & Associates: I'm anticipating that the crowd is here for me so, I'll try to put the easel in such a way that they can see it if you don't mind.

Mr. Bracker: So, obviously we have a large group here for Red Rock. So, an application for a zoning amendment for property located along Sleepy Hollow Road (Lot/Block 771-F-75) has been formally provided to the Planning Commission this evening for review purposes only. As you can see, they were just handed out. This application will be placed on the March 22, 2023 regularly scheduled meeting for consideration at that time. There will be no presentation, or there was No presentation planned this evening as for the Planning Commission to have time to review the application as well as comments from the Township Planner and our Township Engineer. Now I know, can you state your name sir?

Mr. Victor: My name is Steven Victor of Victor, Wetzel and Associates, the land planner for the Red Rocks Group. We have filed the application and then have prepared the documents we will be showing if you wish us to make a presentation. If it's your desire not to, we'll be happy to just wait and do it next month, your pleasure.

Mr. Weil: Well, I think you are almost going to have to do it twice, Sir.

Mr. Victor: I am anticipating we are going to come back so no problem. I have no problem, I am here.

Mr. Weil: If everyone does understand that we are just getting this for the first time, this is not on the agenda for this month's meeting, so, we know, if you're here and you would like to give a quick presentation. But again, next month, you're going to have to redo your presentation because I know there is a lot of people here that kind of want to hear what your presentation is.

Mr. Victor: Sure. Do you want to do staff comments first or what would you like for me to do?

Mr. Bracker: No, no why don't we just do a quick overview of the plan and for the folks in the audience, I know there's a lot of people and I understand that there is some apprehension about the proposal so, since this is not officially on the agenda tonight, if we could have one or two spokespeople come up to give us an opinion of your position. As I said, unfortunately there's not, this isn't on our agenda tonight. The idea was to provide us with the documentation so that we could review it in preparation for next month's meeting. But, that being said, I recognize that there's a lot folks out here who have come to visit us this evening, which is unusual.

Mr. Victor (laughing): I didn't know I could draw such a crowd.

Mr. Bracker: So, yes and we would like to hear your opinions as I am sure Mr. Victor would as well. But if we could as I said maybe have one or two people come up, present the views of the community and then we'll take that with us as we review this packet for next month.

Audience saying that they want to hear Mr. Victor first

Mr. Bracker: So, Mr. Victor, why don't you give us a quick overview?

Ms. Audience Member: May I ask a question? Obviously, most of us just heard about this. So, to have somebody represent us is all a little awkward since we don't even know what is going on.

Mr. Weil: That is totally understandable, we agree. We are just finding this ourselves now, there's just 50 people here.

Mr. Depretis: Yeah, I would suggest that is the person or persons that comes up and speaks, doesn't say everything that is everybody's point, well then someone can come up and add to it. I think our point was, and I am sure everyone else has plans for this evening, to just say the same thing over and over again when we have no decision to make tonight. So, I would say let's make sure all the points get out there that need to be made. So, if someone speaks for you and they are not speaking 'for you' then I would say you need to speak for yourself and add whatever additional information you need to add.

Ms. Audience Member: But when will the decision be made? Everyone here might want to say something, so, you're asking one or two people to speak for everybody?

Mr. Audience Member (interrupting and speaking over others): I'll be happy to try to summarize. My wife and I did talk to quite a number of people so I can try to do that.

Mr. Bracker: This comes back, this comes before us on our next meeting which is March 22nd. As has been mentioned, this is the first we are seeing this as well. We do not, I have not opened mine. I don't even know any details. So, because of that we have no questions to ask the developer, we have no questions to ask you, the audience. So, the idea is tonight is just a well here's a quick overview and then if there's one or two people that can present to us the community then next month this is going to be on our agenda and I would venture to say it's probably going to be the only thing on our agenda, and just as a reminder to everyone, we make recommendations. We do not make a final decision. When Mr. Victor comes back next month and makes his presentation with all the details and you give us your input, we make a recommendation to the Board of Supervisors. That recommendation may be to accept the application, it may be to not accept it. It will then go to the Board of Supervisors who will have the final say. They will have a public hearing, and they will have the final decision on this plan. Yes, Ms. Yagle?

Ms. Yagle: The Planning Commission recommendation that you just identified and it moving to the Board of Supervisors, that would anticipate if such a discussion on your March 22nd meeting for Planning Commission is made that it would be on April 10, 2023 agenda for Board of Supervisors. And it would need to, the consideration for the Township would be to appropriately advertise for that if it is a public meeting, if it is a public hearing however that may end up as an advertisement and an agenda item. So just to put the next point of time if people are going to ask that, April 10th for Supervisors follows your March 22nd Planning meeting. Thank you.

Mr. Bracker: So, just to summarize, so tonight we are just getting an overview and it is an opportunity for you, the public, to get that same overview. March 22nd, assuming that everything Mr. Victor has everything together, it will be back in front of us for a public meeting. If it gets approved, or even if it doesn't get approved, it goes to the Supervisors and that will be the April, 10th meeting which will, once again, be a public meeting. And, as I said, the Board of Supervisors have final say. We just make recommendations. Okay, you'll need to come up and sign in.

Mr. Victor: Wait, I can do my presentation.

Mr. Bracker: Yes, let's do that, I agree and then, yes that's fine. *(in response to people wanting to come up and ask questions after Mr. Victor speaks first)*

Mr. Sable: And while he is getting ready to do that, we know that many of you are here to voice your opinion, probably in apposition to the situation. We know that, so, what we are interested in finding out, is hearing from Mr. Victor as well as you but also this packet that was presented to us goes through a process where we talk to the Planning Consultant as well the site Engineer to get their information to help us in the decision making process at our March 22nd meeting. So, it's got to go through the process. The process will allow you and us to hear this for the first time and go from that point. I would only ask because when a crowd gets this big, that we are courteous to those that are presenting, no, you know, booing and cheering and of that, that's not what we are here to do. We are here to hear the presentation, take it in for consideration and then move forward at our March 22nd meeting. But you are hearing it the first time we're hearing it. So, I would ask you to be concise and succinct but brief at the same time so that we can have the audience representatives say what they want to say. And I would ask, also as Mr. Bracker has said, one or two or three people because otherwise we are going to be here until 11:00 and you may see me walk out of here because I am on some medications that I have to visit the restroom every now and again *(making light of it jokingly)*. So, don't get mad if I get up and walk out and come back in. So, but Mr. Bracker I think with those words said, we should go ahead and move forward with Mr. Victor's presentation.

Mr. Victor: Yes, thank you, I'll be brief. For the sake of the audience, we have filed an application for Rezoning. In the process of doing the rezoning, there is certain amount of information and I'll share that with you tonight of what we are expressing, but the rezoning is only the first of basically two steps. The first is, may we be allowed to change the zoning from R-2 to R-4 and if at the end of the process through the Planning Commission and the Board of Supervisors the answer is yes, then that would allow us to then go into the second step which is to go into Engineering and Land Development drawings. So, during the rezoning process if you start asking me questions that are pertaining to the Land Development process such as What's the stormwater going to do, how much trip generation would there be, etc. etc. Those are really land development questions and so we need to get through the process are changing the map, the Township map from R-2 to R-4. That's the question at hand. You'll see bits and get some engineering information but, again, it's a fine line and if I can't give the answer to you it is because they are not at step 2.

Mr. Sable: Well Mr. Victor, would those questions be properly addressed at the public hearing that is going to be held?

Mr. Victor: Well, No. Because we have not engineered the site. So, if someone has

Audience making noise

Mr. Sable: Come on folks, let's come on.

Mr. Victor: At the extent that people will be asking questions, they'll express their opinions tonight and on March 22nd if they express their questions that we can address, we will do so at the April 10th Public Hearing. But if they get specific and ask, you know, something very specific relative to engineering, what's the street grades and what's the vertical curves, things like that then no. It's the next level of stuff. To the extent that this is an open process, people have questions may not be able to answer tonight or next weeks, but certainly anything they put forth to us we will address to the extent that is permissible in this process.

Mr. Sable: And to be perfectly clear, what the Planning Commission is going to be asked to do is address the proposed, or possibly proposed change in zoning. Just the proposed change in zoning from R-2 to R-4 and R-2 is more of, well maybe I should stop there and let you explain what R-2 and R-4 are so that.

Mr. Victor: Thank you. First, and all of the drawings that you see here tonight, they are in the rezoning application The Board has and the staff has. If you want to see them, you can come to the Township and they are available here for you to see. So, if you can't see the drawings tonight and you want to follow with it or just want to have a copy, come to the Township and it could be made available to you or at least you can view it because it is a public record. So, the first drawing is just the Township map showing where the property is located. It's here in I will call it the south westerly portion of the Township. All of the green area here is 2000 acres of South Park and you'll see we have South Park on our east and northerly boundaries. (*Flips to second drawing*) This is an aerial photograph that zooms in, and again the subject property is outlined here in red. We have Sleepy Hollow Road, that comes through off of Stoltz Road, an aerial photo so if you live in the neighborhood, you can pick out your houses. Stoltz Road, here's Sleepy Hollow Road, here is the tennis center, the enclosed building for the tennis facility is a landmark for you there. Along Sleepy Hollow Road, it comes back to and into the park. We own property 54 acres on the northerly side that is zoned R-2 and 11 acres on the southerly side of Sleepy hollow that is zoned R-1. It is this northerly piece that we are looking to rezone. (*Flipping to 3rd drawing*) The hatched area again shows the 54 acres of which we are requesting to rezone from R-2 to R-4. And I will go quick and brief. As part of our application we were asked to demonstrate what the use of the property could be under the R-2 zoning. R-2 zoning is primarily single family and so what we have laid out is a series of streets and lots showing that it is possible to generate 123 single family lots on the property with it's current zoning. We are also showing that on the south side of Sleepy Hollow where we have the 11 acres, that we don't believe is really usable because you have the stream running through there and it would be the area where we would do stormwater management. (*next drawing*)

And lastly, this would be the proposal if granted the R-2 to R-4 rezoning. We would propose that Sleepy Hollow Road, which is in poor shape today, would be reconstructed to Township standards, off of which we would construct three access points and develop a roadway network in this fashion and then we would have a Clubhouse, pool and pickleball facility located here for the residents. We're looking at 294 townhouse units on the property. So, that is what would be allowed if rezoned from R-2 to R-4. Again, the south side of Sleepy Hollow, we didn't rezone, we won't be developing it because, again, it's a great place for doing stormwater management and just leaving it because of the existing stream. And we like this piece of property because it is reasonably isolated due to the fact that it's access is solely off of Sleepy Hollow, the fact that we have significant frontage along there and that it provides an opportunity for housing that is not always readily available in a community. So, thank you and we'll leave it at that.

Mr. Bracker: Okay, thank you very much. Appreciate the quick overview and as Mr. Victor said, this is the first step is the application to rezone. Nothing has been presented to the Township to say, you know, what the next step, what it would look like after the fact other than what you have just seen there. And I know there is a lot of questions, a lot of comments. Is there some, once again if we can have two or three people that want to come up and speak and present, please sign in, state your name for the record and yeah.

Tim Foster, 1046 Westchester Road: My name is Tim Foster, I live on Westchester Road. My family is here with me. We are avid walkers, we walk the dog all the time and in the course of doing that, just in casual conversations, about the potential project, I've talked to people, people had very limited or no knowledge at all about it. So, I contacted the Preserve Sleepy Hollow Group. They even have a flyer, my daughter designed the flyer for them. And we just sent out petitions, so we started Sunday, is when we contacted them, so Monday and Tuesday we went out. And we canvassed as much as we could, knocked on the doors, you know a couple of times during the day to see as many people as we could catch. We did Westchester, we did Old Post, and we then distributed the flyers on Maripat and Edward and Patricia. So, we did have an opportunity to get 75 signatures, we talked to 75 signatures and a lot of those people are here today so, I think I can summarize. I mean we took notes, we had, you know, conversations. I've served, I was and raised here, went to Duquesne Law School, worked for CONSOL energy. My professional career took me out to Chicago land for about 20 years and I served on the Planning and Zoning Board Police Commission out there so I was a little bit familiar with the process. Obviously, as you can imagine there is a lot of confusion about how does it work and you know and I heard all these people are Yes Men and I said well let's just take, I got everyone I talked to sign. The only resistance I had that people were aggravated at the Tennis Center, and that was a wetlands and you know I said let's just take it, and so I will summarize what some of the concerns are and I really appreciate the opportunity to even just you know, represent the people. I think one of the concerns that a lot of people had were the Buffalo. They have been here 100 years, since 1927 we've been caretakers, the community ever since. We know what the fireworks and the noise does, we've had those issues. We've outlawed, you know, community fireworks so that type of development right on top of them, what does the noise, the vibration, you know just the noise coming from it after it is developed, what does that do you know to those animals. And so many people said what a black mark that would be on South Park if over development cost us those buffalo. I mean I have friends in

Chicago and around the country and I say to them we have buffalo in our community, how cool is that? It would be a same to lose that. I think the other thing that a lot of people talked about was an R-4 when we are abutting up to the Park. I am very familiar, you know with plans and comprehensive plans so I took a look at that and I just, you know in my opinion it is completely against what that Usage was for and recommended. There's other areas of South Park that were better suited for this type of development. Something that abuts to South Park and we wound up coming back here because we have family here and some illnesses and I was so amazed that the County's work in putting money back into the Parks and the Trails and so it was one of our decisions to relocate back here. So, you know, to have that happen. A number of people talked about diminished property values for you know that whole area, Old Post and really all that surrounding area. And resale value, there is a lot of older people that expressed concern that man we may be a few years away from selling, what is the development going to do when we try to resell this house and we thought we were going to get more for it but the value has gone down? I think that the park impact, I heard that a lot, 'why does it have to be developed right up to South Park, why in the world would that ever be R-4?'. And honestly, I think that is a concern. Whether it is this project or the next, if this gets zoned R-4 there's going to be a major development there by somebody. It's the Board's responsibility to almost do that, how are you going to rezone that R-4 and then have a developer come in and say I want to put a development there but then say we don't really want R-4 there. So, it just doesn't make sense to do that. And you know, we spent the day at the Library the other day, looking through some of the history books and when Edward Babcock back in 1927 was buying the farms and the rural property to set this park up, there is no way he would have envisioned next to this park we're going to put this R-4 development. It goes completely against what his vision and dream was for South Park. So, I hope that makes sense and I know that traffic congestion, quality of life, air quality, loss of greenspace, water runoff, the flooding history, damage to the streams, the wetlands, the wildlife, you know, higher taxes for bigger schools. I mean, I think, I was really happy that everyone kind of got that. Your taxes don't go down by getting a development like this. All the parents with the kids are saying our schools are full, our schools are full and this is definitely going to lead to higher taxes. And I will say, you know, as an attorney, I am not practicing here in this particular forum, but it was clear to me that these people are going to appeal this process as far as they can take this thing out. So, that was made clear to me and so anyway I think that is it. Hopefully I've covered everything. If I've missed anything guys please come up.

Mr. Sable: I think you did a good job in summarizing that, thank you.

Audience Clapping

Mr. Bracker: Thank you very much Mr. Foster.

Mr. Foster: Thank you guys.

Ms. Julia (Mitchell) Gunn, 5971 Cherryview Lane: Okay, my name is Julia Gunn and I am a property owner in South Park. So, I own 10 acres right at the intersection of Sleepy Hollow and Stoltz. So, I am very, very familiar with the topography of the area and some issues. So, I would

just beg you to consider some of these things. Stormwater Management- in 2018 we lost 2 bridges on Sleepy Hollow Run; we lost a farm arena. The property behind my farm is now a gully because we have Maripat Plan that comes down Maripat and it goes through my property into the Sleepy Hollow Run. Then when Saddlebrook was developed, that stormwater comes down into Sleepy Hollow Run, and down the whole way. So, the water that they're going to say that they're going to catch down Sleepy Hollow, is going to back up around the rest of the community. So, my question is do we have plans to further shore up that stream? I know these past couple years, there are two spots that South Park has had to pave to reinforce. One within the County park and one halfway down Sleepy Hollow Road because this sewage system actually runs through Sleepy Hollow Run. So, in the storms of 2018 it blew off all the stormwater caps, so all that water was going down into the sewer system. Okay, so I think we are going to have to think about what the Township would have to pay to make sure that there's no further stormwater because if you are taking this 50 acres and removing All the trees, where's that water go? Okay? The second thing, the bridges. There are two bridges there for consideration, one is on Sleepy Hollow which I don't think could handle the traffic of construction trucks, of timbering, there's going to be how many trucks that carry all that timber out of there. Plus, the road on Stoltz is a State Road. Will the State be committed to improving that bridge? There's no pedestrian walkways on the bridges as of now. Will there be pedestrian walkways added to the bridges? So, I think all of this adds up to a lot of the cost for the District. Traffic! Let's say there are two people per townhouse, that's almost 600 additional residents, 600 additional cars, one access road to Stoltz Road. Okay, will there be a light at Stoltz Road? Or will then you be coming to Maripat, the stop sign, and then the light at Sleepy Hollow where there's a farm on either side of the road. Are the busses and the cars going to be idling between the stop sign and the light? So, that's a question I have. Also, Bethel Park is building a new Elementary Center which is directly above and will empty out onto Kings School (Road) and to Stoltz and Berryman (Avenue). So, now you're eliminating another 25 acres right above me, because I own the 10 acres in between. So, you have 25 acres, my little 10 acres, and then you have 59 acres. Well, you wipe those 2 out, so that means where's the water go, where do the animals go? So, that is another question. The other question is, if stormwater management, will the water be safe for the animals to drink. That water from Sleepy Hollow Run goes through the park and down past the sanitary sewage system to a fishing creek down there. So, the impact of the run off from a development is going to affect the entire stream. So, we have to test the waters, will the water be safe for the animals, etcetera? Another question I have, Mining. I have a mine shaft on my property, the Bureau of Reclamation comes every few months to fill in because it keeps sinking from all the water. So, I know the whole area is mined, will there be mining studies done to make sure there is no subsidence over there? Public Service, do we have enough Police to cover this new development? Summit Station, Snowden Plan, that's three huge developments coming to this area so we have to have a little more foresight as to, you know, what can the community handle. And then as the last comment: Stoltz Road has Eight horse farms on it. Between Sleepy Hollow and Stoltz, eight Horse Farms. The Police used to practice their horses coming down Stoltz Road. Will there be a sidewalk built, a pedestrian walkway, access for the bikes? You know, right now it is difficult now even as it is. But and I think just to summarize, as a community, we're opposed to this because the zoning change is only a benefit because it will add to the profit of the Developer. It's not a benefit to the community. So, we need to do a cost benefit ratio to see will this development

cost us more money, you know, in reassuring the topography of the land versus what it's really (inaudible). So, anyhow that is what I have to say. Thank you for your time.

Audience clapping

Danielle Strimlan, 1540 Truman Avenue: Hi, Danielle Strimlan. I have a long history with South Park. Let's just say that. My questions are if you could go to your map with the Townhouses, if you could just flip to that?

Mr. Victor: Okay, I didn't know we were really going to be talking about specifics to the plan.

Ms. Strimlan: Well, I just want to know where your (inaudible) road access point is?

Ms. Yagle: It is a rezoning.

Ms. Strimlan: For your rezoning.

Mr. Sable: Danielle, we are talking about rezoning, and what you are bringing up is probably, I mean they are definitely good questions, but this may not be the time and the place for that.

Ms. Strimlan: Well if he doesn't, let's ask this if you don't approve the R-4 is he still going to go back to the R-2 plan?

Mr. Sable: Well, the R-2 plan is already in place there, right? It is already zoned R-2, so that means

Ms. Strimlan: So, they are going to try and develop it no matter what?

Mr. Sable: But that is another question for another time. What we are dealing with right today, is as you know R-2 to R-4. And we need to focus on that.

Ms. Strimlan: And that's good, that is all I really just wanted to know what would be if it doesn't. We all know nobody wants it rezoned to have that many houses, nobody wants it next to the buffalo, but that's not, we covered that.

Mr. Sable: I understand.

Ms. Strimlan: Alright, yeah that was just, I wanted to see what they would do. Thank you.

Mr. Sable: Thank you. Okay, have we covered all of it? Russ?

Gary Carmen, 6331 State Route 88: Yeah, I would like to speak. My name is Gary Carmen.

Mr. Bracker: You will need to sign in Mr. Carmen.

Mr. Carmen: Okay.

Mr. Sable: You know, Mr. Victor, you're getting a good dress rehearsal on what you're going to need to address at our next session, because we would hope to hear the answers to those questions too.

Mr. Victor: Yes, I am taking notes and I will do my best to answer them next month.

Mr. Sable: Thank you.

Mr. Carmen: Okay, my name is Gary Carmen. I am the land owner. The land has been in our family name since roughly 1979. We paid taxes on it for close to 50 years, 44 years. And the tax has gone to the Township. I've lived in the Township for 22 years. I no longer live there. I still have a couple small pieces of parcels of land that we pay taxes on in South Park. And, throughout the years, we continue to pay the taxes, and the amount of taxes that have been brought to the Borough has been very good. There's a lot of people against this development that don't even live in the Township. I've seen is on Facebook. It's because they have use of the property for trespassing with their horses and their bikes that they ride on. We tried for 40 years to keep them out and it is just totally impossible, tearing down the No Trespassing signs. Just going around anything that we put up as a barrier. And we have put cables up before, across you know with Do Not Enter, Private Property ad through the years they feel that it is theirs and they need that green space. They have 1099 (1999) acres in the park that was set aside for green space. The development is going to go through if it passes through the Township. And these people don't understand that all the traffic studies and stormwater containment, everything is studied and done by engineers and then the Township reviews and accepts or does not accept the application. I mean they can talk about floods that happened in 2018, that was probably, I think, the worst flood in 100 years. When you do a flood plan study it's based on 500-year flood plan (*it is 100 year flood plan not 500*) and that would be taken into consideration. I know for a fact that the storms did cause some problems with the sewage and we allowed the, the Township, to have access to the property and they built a road and repaired the sewage. And all this, people have to realize all of this is taken into consideration. The tax amount revenue that probably would come into something like this, if it would be rezoned, would probably be close to roughly 3 million dollars a year. And that is taking into consideration, along with the Police Department, if improvements might be needed, or will it the schools take it. I know a lot of times in Town House Developments, I have friends that do live in them, a lot of them are elderly retired. They don't want to cut the grass, don't want to shovel the driveway, and so in consideration they're estimating one child per unit. I don't know if it's really that high. I feel it is an overestimate. But the people have to realize that whether this goes through or not, they'll just change it back to the standard R-2 and R-1 and the noise from the development is minimal. South Park is developed all around the Park itself and those houses were built and they were built with maybe, you know, cement trucks running or whatever it might be. And I am sure the animals adapted to it for the short period of time it takes to do that. I just don't understand, you know, the situation where I just never thought I would see the day that you would have people that would come up and can actually stop a private land owner or developer, or trying to stop it, because they feel that that should be green space. I feel that the developer is not really what I would have

done. I had it drawn up, when we had use of all that land, for them to put aside 11 acres, which I feel in my own opinion, is still useable acreage home development, I mean that is a lot of green space. And you're talking green space, you're worried about 60 acres when back in the early days they set back 1999 acres for the public to use. It just doesn't seem to be that that's enough. A lot of people that are actually here to complain, are living in part of the development we developed. It was a 75-acre plot of land, and we developed 15 acres of it. And a lot of people don't realize where they live was woods and everything else. And if people would have fought them and said Hey, we don't want this, we want this to stay green space, they wouldn't be living in the houses they're in. I do see both sides of the story, but I just never thought I'd see the day. You don't want to get rezoned, that's fine they are just going to change it and keep it the way it is but it all has to go through you, the hands of the Township. And to sit here and tell you, oh you better do a traffic study, that's all done. I developed 15 acres of it with my dad, and it's when you guys pass something like that it is foreseen, everything is foreseen. And that is really all I have to say and thanks for your time.

Audience Clapped

Mr. Bracker: Thank you.

Mr. Weil: Thank you Mr. Carmen.

Mrs. Diane Foster, 1046 Westchester Road: My name is Diane Foster, I live at 1046 Westchester. I had not planned to speak tonight, my husband has already spoken but after Gary Carmen spoke I feel the need that I have to come up and talk this evening. My mom bought a house, I believe it was 1995 on Westchester and I was with her every step of the way looking for houses and she met Gary there and she bought a house from him and I am trying to make this quick but I have to explain this to you. And we love the house but my concern was Gary, I was asking him what is going to be on that hillside there and he was with his father at the time, Fred, and he said we own that up there and I guarantee you that that is only going to be single family homes up there. And that is what he said to me and that was from the beginning. And so, we always knew that someday that could be developed, we always hoped it wouldn't be because it is so beautiful. If you have never walked back there, before you make any decisions, please take a walk back there. It is gorgeous. Not going on his property, just walking down Sleepy Hollow and then there is a trail, goes up through South Park. You don't have to go on his property, we were never on his property. But we always thought that someday it could be developed, hoped that it wouldn't be. I am back here now today, I was in Chicago like my husband said, I am taking care of my mom who is on Hospice care. Her bed looks over those woods. Every morning she looks out and she says beautiful and I have been taking care of her for two years now and you know what, that would break her heart if that would come to be, but that was not what we thought that that property was going to be used for. We always thought that it would be R-2. To change it to R-4 would be not what anybody would have ever imagined. And that is really all I have to say. Thank you for the opportunity.

Audience Claps

Mr. Bracker: Thank you, thank you.

Ms. Gemma Shabella, 640 Vallevitsta Avenue, Pittsburgh 15234: Hi my name is Gemma Shabella and I only 17 so I am going to give you guys the perspective of like somebody who grew up here and has enjoyed just everything about the parks.

Mr. Depretis: And where do you live?

Ms. Shabella: Mt. Lebanon but I ride horses in (inaudible) Park all the time. And during Covid that was the only thing me and my friends could do, was go through the parks. And just the idea that we are going to have that other development, I don't know if it's in the same area, I'm not a 100% sure, like that thing that was next to the CVS by the Walmart up the road with all the houses.

Unknown: Gilcrest?

Ms. Shabella: Gilcrest, sorry I am not. Like, and I just know the idea that I will probably never own a house based off the market, then building way more to raise other people's taxes when we already have a lot of houses for sale in the area when I drive around, is kind of a weird idea to me. And I am understand that, I don't know if there's probably money to help the park and if that is the case, but as of the fact, sorry. Like, the idea that horses are just going to adjust to, or anybody, just the idea of all of that noise, construction, traffic. I have ridden horses since 2014 and I will tell you that they do not adjust well to anything. Like we pulled 21 horses from the Ohio East Palestine disaster, the train wreck, and so many of them had gut issues from coming from all that stress. They don't adjust to seeing bikes every time they are out. Like, the construction they are not going to just adjust in a short amount of time. And just the enjoyment people get out of South Park, and I get that there's still plenty left if this were to happen, but it's just the idea of like, we don't have that much woods area for people, I mean, left like anywhere, like no original woods in the area. And then when you take out more, with already diminishing air quality, it just doesn't make sense to me. And like the back lash from the community already is crazy. I came on my break from work because it just like irks me that this is something you want to change from R-2 to R-4.

Mr. Weil: I'm sorry what was your first name again?

Ms. Shabella: Gemma Shabella

Mr. Weil: Gemma Shabella. I commend you for coming up at 17 years old. And stating what you want to state. I have a 17-year-old son and I could tell you; he wouldn't even come in this room. In fact, if you are coming in here on your break and you are fighting for your cause, you know, that means a lot and I just want to Thank you and I am sure everyone else in this room wants to thank you.

Lots of clapping.

Mr. Bracker: So, I think, I know that there's probably other opinions. We've heard obviously from Mr. Carmen, the land owner. And also, we have heard from Mr. and Mrs. Foster. We've heard a lot of good input. And I am sure that there is additional input that everyone would like to provide. Once again, this is, we haven't looked at this either. We've heard the same presentation you have. But I think, and correct me if I am wrong, through the Planning Commission, I think we've heard a good amount to give us an idea of what the community in the area is looking for or what they are concerned about. Would you agree with that, from the Planning Commission?

Mr. Sable, Ms. Klein, Mr. Waychoff: Yep

Mr. Sable: Appreciate you folks coming here and speaking your piece. And probably will have to reiterate it again. Maybe even a third time in front of the Township Supervisors. For once that they have the opportunity to hear your discussion too.

Mr. Weil: Sir, I do think that we are going to kind of....

Mr. Mark Repine, 1048 Old Post Road: I just have a question. I want to clarify.

Mr. Weil: Hold on, could you state your name for the record please?

Mr. Repine: Mark Repine

Mr. Weil: Thank you.

Mr. Repine: Let me go ahead and sign in here.

Mr. Bracker: And do you live in the area Mr. Repine?

Mr. Repine: I live on Old Post Road.

Mr. Bracker: Okay, thank you.

Mr. Repine: I just want to back up a little bit. We are going down this road pretty quickly here. Currently it is zoned R-2, so with that being said, this is going to get developed, residentially. If it's not approved for R-4.

Mr. Sable: If there's a developer to do that.

Mr. Repine: It's an R-2, it's going to be developed.

Mr. Weil: It's up to the developer. What it's zoned, well sir it's actually been R-2 for quite a while.

Mr. Repine: Right, so now someone bought it and they are going to develop it. But they are not happy with R-2, they want to go to R-4 where you can take it from 120 residential homes to 200 some condominiums.

Audience member: Almost 300

Mr. Repine: 300 Townhouses. Okay, so I just want to be clear though that it sounds to me that the intention is, regardless of what we decide, it's going to get developed. It's either going to get developed with residential homes or townhouses.

Audience Member: Or it could be condos.

Mr. Repine: I don't know, that is what I am trying to figure out. And that may not have a bearing on the zoning, but I want to know, isn't R-2 good enough? Why do we need to go to R-4?

Mr. Bracker: The developer, you know to answer your question, and the developer, if zoning is not approved for R-4, the developer has every right to build single family homes, R-2, on that property.

Mr. Repine: Everybody understands that? (*Audience says yes*)

Mr. Bracker: However, it's possible that he could decide not to pursue it. I don't know, I am not privy to any of the information because that is an agreement between the developer and land owner, I don't know.

Mr. Repine: Thanks for clearing that up, I guess everyone else understood.

Mr. Bracker: So, yes at this point he is coming before us to ask for a change in the zoning to put potentially townhouses on there is what the plan is as we understand it at this point.

Mr. Repine: You answered my question, that's what I wanted, so thank you.

Female Audience Member: Will we still be able to see these plans that he has submitted to you to this office.

Mr. Bonidie said they are welcome to come to the office, 9-5, to look at the paperwork.

Mr. Weil: I would just like to thank everybody personally for showing and there was some great presentations on both sides. I think everybody presented themselves excellent and it is nice that we get this. Again, we have just received these packets, just looking at this now but it is nice that for the next month we have the time to consider everyone's opinions and also the facts and the information that is here. And again, you will be able to present this again next month when this is on the agenda. So please remember that.

Mr. Depretis: And remember we live in the Township, me for 43 years. I moved here because it was a park. I moved here because of the school, so if we live in a different part, we have different opinions though, right? I mean we moved to the part we lived in because it was appealing to us, you live in your part because, you know, for whatever reason you whether it was good housing, obviously share the same schools, so the only way we here about what is happening on the other side of the Township if we don't actually live there, rather than hear it on social media, better to hear it in person when you put a name and a face to it. So we do, case in point, if you don't come down and voice your opinion we assume everything is okay, you know, because we don't live on that street. And it's very important to show up.

Mr. Bracker: And just to reiterate, Tom, if members of the audience, citizens, want to get information, they can contact your office.

Mr. Bonidie: They can stop in 9-5.

Mr. Bracker: Okay, and you will get the same, the information that has presented to the Township.

Mrs. Audience Member: You are going to plan on a longer meeting for the next meeting. There are going to be a whole lot of people here.

Mr. Sable: Well, a whole lot of people of is great to see, but let's consolidate the presentations for everybody's concern. I mean I don't have to hear 18 times about the same thing about the same process. I think we are smart enough to, you know, take it the first time we hear it. But again, I think Mr. Bracker indicated this, remember we make recommendations. The Township Supervisors have the final decision.

Mr. Depretis: So, it is going to be a process. That's state law that Planning Commissions don't have the final, be all, wear all. It goes on the Supervisors, regardless yes or no, so you got a couple months of process to go through here. Even if we say No, that doesn't mean the Supervisors can't say Yes at the next meeting, so you'd have to plan on that one too. It is just a process.

Mr. Bracker: Yes, and once again thank you very much. We do appreciate it; we do appreciate your input. And it will, I know from myself, it will be on my mind as I review the documentation as I am sure it will be on the other planning commission members. And we'll see you back here next month.

Next Regular

Wednesday, March 22, 2023 at 7:00 p.m.

**Meeting
Adjournment**

Motion was made by Mr. Sable seconded by Mr. Weil to adjourn the meeting. All members voted aye. The motion is carried.

Time: 8:07 P.M.