

## **PUBLIC HEARING**

**MONDAY, JUNE 12, 2023**

**6:15 P.M.**

**Roll Call** Walt Sackinsky presiding. Board members Ed Snee and Brian Lucot were present. Also in attendance were Karen Fosbaugh, Township Manager; Dennis McDonough, Chief of Police; Aaron Laughlin, Director of Public Works; Irving Firman, Solicitor; and Tom Bonidie, Code Enforcement Officer.

**Purpose of Hearing** The purpose of the Public Hearing is to take oral or written testimony on the following ordinance:

**ORDINANCE NO. 712:** AN ORDINANCE OF THE TOWNSHIP OF SOUTH PARK, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING ORDINANCE NO. 556 (“ZONING ORDINANCE”), TO AMEND ARTICLE V: R-2 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT TO REMOVE PLANNED RESIDENTIAL DEVELOPMENT AS A PERMITTED LAND USE; AND TO AMEND ARTICLE XVIII: PLANNED RESIDENTIAL DEVELOPMENT (PRD) TO MAINTAIN CONSISTENCY WITH ARTICLE V.

**Testimony** **Timothy Kumpf, 1008 Darcy Drive** – Mr. Kumpf inquired about the former Mt. Vernon Assisted Living Facility that was just recently sold and whether Ordinance No. 712 relates to that property. Mrs. Fosbaugh clarified that Ordinance No. 712 has nothing to do with the former Mt. Vernon property, which is zoned R-1. She added that the Township has not been approached by the new owners as to what their intentions are relative to the property.

**Danielle Strimlan, 1540 Truman Ave.** – Ms. Strimlan asked about Transit Oriented Overlay District (TOOD). Mrs. Fosbaugh explained that the only area that a TOD is permitted is BP (Business Park), and the only location in the Township that a TOD exists at this time is Summit Station. Mrs. Fosbaugh referred to a Zoning Map attached to each Audience Agenda indicating where the BP Zoning Districts are located. Ms. Strimlan expressed her concern for the property known as the Bingo Lots and inquired as to whether the Summit Station TOD could continue into that area. Mrs. Fosbaugh replied that the Bingo Lot area is not zoned BP or TOD. She clarified that a TOD is an overlay for flexible use, and explained that Summit Station has

single-family homes, townhouses, a commercial district, and it is near transportation.

**Cheryl Eiben, 1405 Riggs Road** – Ms. Eiben inquired about the sale of the former Mt. Vernon property, and Mrs. Fosbaugh stated that it was purchased by a medical company from Massachusetts. The Township has not discussed with the new owner as to their intentions relative to the property. Ms. Eiben expressed her concern as to what type of use the new owners will submit to the Township. Mrs. Fosbaugh explained that the former nursing home was a conditional use. Mr. Firman mentioned that the Supervisors should not comment on what use they may or may not approve, because it would disqualify them from voting at a later time. Ms. Eiben asked for clarification relative to Ordinance No. 712, and Mrs. Fosbaugh explained that according to a prior Ordinance, Planned Residential Development (PRD) is permitted in most zoning districts. At that time, the Township had a different viewpoint of the Township. With the submittal of a recent project, we felt that we should review the R-2 District, which is the greatest amount of property still available in South Park Township, to see where we want to go in the future. The density issue was a concern and was the primary focus of the ordinance, including roads where the development would exit. With the approval of Ordinance No. 712, PRDs will be removed from the R-2 Zoning District classification.

**Close Public Hearing**

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

**Adjournment**

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

**Time: 6:31 p.m.**