

Present:

Present at the meeting: Council Liaison Carl Stepanovich, Ryan Lemke, Jayne Hoy - (via Zoom), Bob Mitall, Ed Patrick, James Olszewski, Chris Kerns, Anthony Livecchi and Community Development Director Jim Morrison.

PUBLIC HEARING

A public hearing for Z-6-22, the applicant, Barrington Heights LLC, proposes to reduce the amount of dedicated open space by .017 acres through a lot-line revision and add it to an adjacent parcel, tax parcels 49-11-14-079 and 49-11-14-0-079, R-1 PRD zoning.

The public hearing began at 7:00 p.m. Chairman Mitall instructed everyone on the procedure for the hearing. A stenographer was present to record the meeting. Mr. Lemke swore in Mike Patalsky.

Mike Patalsky from Patalsky Homes is the representative speaking on behalf of the applicant. The plan was presented. Mr. Patalsky stated that when Patalsky Homes built Brian & Jennifer Heberle's home, on Lot 1, where they decided to place the house, there's a ravine, which caused them to place the house further back than they wanted to. The family wanted to have a pool in their back yard and based on where the house is currently located, they are a little tight in their back yard to have a pool, so what Mr. Patalsky is proposing to do is to square up the back end of the lot to give them the room they need to get the pool in.

Mr. Morrison stated that it was staff's opinion that this needed to go through a public hearing process since the PRD was a zoning approval and it was a reduction of open space.

Mr. Patrick made a motion to close the public hearing. Mr. Olszewski seconded. All voted Aye.

The public hearing was concluded at 7:05 p.m.

Reorganization of the Board: Ms. Hoy nominated Mr. Robert Mitall for Chair of Planning Commission. Mr. Patrick nominated Jayne Hoy for Vice-Chair. Mr. Lemke nominated Mr. Patrick for Secretary. Mr. Patrick nominated Mr. Olszewski for Assistant Secretary. All voted aye. Nominations approved. Mr. Mitall then took over the meeting as Chairman.

Pledge of Allegiance

Approval of Minutes: Ms. Hoy made a motion to approve the December 13, 2022, meeting minutes. Mr. Olszewski seconded. All voted aye. Motion passes.

Public Comment: None

New Business

Consider a recommendation for Z-6-22, Barrington Heights LLC, to reduce the amount of dedicated open space by .017 acres through a lot line revision and add it to an adjacent parcel, tax parcels 49-11-14-079 and 49-11-14-0-079, R-1, PRD zoning.

Mr. Kerns made a motion to forward this onto council with the planning commission's approval. Mr. Lemke seconded. All voted aye. Motion passes.

Consider acceptance of SP-8/CU-10-22, a major land development, for construction of a WetGo car wash facility, including 10 free vacuuming stations, a parking area, and access drive adjoining the existing Giant Eagle GetGo, tax parcel 49-14-08-0-018, 4785 William Penn Highway, B Business Zoning.

Lee May, Site Development Manager for GetGo, is the representative speaking on behalf of the applicant. The plan was presented. Mr. May stated that this is a proposal for a new automated WetGo Car wash which will be located at the former Standard Bank location. The proposed building is 3,180 square feet. The proposed development is a single bay (tunnel) automated car wash. The car goes on a conveyer belt and that controls the speed in the car wash. Mr. May said they are going to close off the two access points along Old William Penn Highway and put in a new sidewalk. They are going to create an inter-parcel access between the existing GetGo into the car wash. Customers can either enter the car wash from William Penn Highway or from the proposed access from the adjacent GetGo. The cars will enter the queue through one of two lanes, either cash or express passes (unlimited car washes). After you go through the pay lane, you'll enter and go through the car wash and exit to the 10 free vacuum spaces, if you wish to vacuum your vehicle.

The elevation plans were next presented, and Mr. Mitall asked Mr. Lee if it was necessary to have the Free Vacuum signs on the building. Mr. Lee advised that they do like to promote that. Mr. Stepanovich asked if anyone could use the free vacuum stations or just the people getting their cars washed? Mr. Lee answered, anyone can use the free vacuum stations. Mr. Morrison suggested to put the free vacuum sign in the band of the building instead of on top of the building or do away with the free vacuum sign all together. Mr. Mitall stated you'd want to advertise that it's more of a carwash instead of free vacuums. Mr. Lee said he will take those suggestions back to the design team.

Mr. Olszewski asked a question if there are any issues with the containment, capture and processing of the water? Mr. Lee stated that the water that is re-claimed is only used for the car wash.

Mr. Patrick asked what percentage of the water gets recycled? Mr. May answered he doesn't have exact numbers but he's going to guess around 30%.

Mr. Patrick made a motion to accept the application. Mr. Kerns seconded. All voted aye. Motion passes.

A discussion concerning S-13-22, a proposed subdivision of one existing parcel to be subdivided 11 times and added to 11 existing parcels to extend the rear of the properties, tax parcel 49-11-00-0-152, 5124 Scenic Road, R-1 and R-2 Residential Zoning.

Peter Hutchinson is the representative speaking on behalf of this project. The plan was presented. Mr. Hutchinson stated that one of his neighbors bought the 3 acre parcel back in 1981. They got up in age, moved out to Philadelphia to be closer to their kids, and stopped paying taxes on that parcel. Mr. Hutchinson further stated that he noticed that his neighbor stopped paying taxes on that parcel so he contacted her daughter and suggested to sell it to the contiguous property owners. Mr. Hutchinson stated he ended up buying that 3 acre parcel and he and 10 other neighbors agreed to go through this process to extend their lot lines to absorb that parcel. Mr. Kerns made a motion to recommend for approval. Mr. Lemke seconded. All voted aye. Motion passes.

A discussion concerning a proposed ordinance regulating injector wells in the Municipality of Murrysville.

Mr. Morrison stated that he provided the planning commission with an ordinance draft and website links about injector wells. Mr. Morrison said this is to target class two wells and injection of the blowback from Marcellus Wells. Mr. Morrison stated that he found it interesting that there's a huge amount of water generated when they drill a Marcellus well (7 gallons come back out for every 1 gallon of water they put in for the fracking). Mr. Morrison further stated that this blowback is high in salt, radioactive, and in some instances mixed with some other chemicals. Mr. Morrison said what really brought this to the forefront was the issues that an active injection well is having in Plum Boro; there's claims of impact on drinking well water. Mr. Morrison doesn't believe the impact is from the settling of the water at the bottom of the well, but he believes it may come from the pipe that the injection occurs in that it leaks into the ground water. In order to try and get ahead of this in Murrysville, Mr. Morrison wanted to draft an ordinance to provide for this opportunity in the B District.

Mr. Morrison then suggested to the planning commission to review the links that he sent them. Mr. Morrison then played a 8 minute video presentation about injector wells and how they work.

Old Business: None

Other Business: None

Adjournment: Mr. Patrick moved to adjourn at 8:00 p.m. Mr. Kerns seconded. All members voted aye. Motion Approved: 7 - 0 .