

**Pledge of Allegiance**

**Present:** Bob Mitall, Jayne Hoy (via zoom), Ed Patrick, James Olszewski, Anthony Livecchi, and Community Development Director Jim Morrison.

**Absent:** Ryan Lemke and Chris Kerns

**Approval of Minutes:** Mr. Patrick made a motion to approve the March 14, 2023, meeting minutes. Mr. Olszewski seconded. All voted aye. Motion Passes.

**Public Comment:**

Mike Tometsko of 4250 Wiestertown Road stated he has 3 concerns regarding the proposed development that will be built across the street from his house. His first concern is the traffic that will be increased along that road. He stated the first proposal that was put forth before has the main drive of this plan with all the traffic going in front of his house. He further went on to state with 25 new homes, 2 cars per home, that's an additional 36,000 plus trips and that's not including deliveries, service vehicles, etc. He said his quiet home that is a historical landmark (the Walter farmhouse that he and his wife renovated will have the peacefulness disturbed by all the extra traffic. He would like the entrance to the proposed development to be put closer to MCP to try and eliminate some of the traffic flow in front of his house. His second concern is the power grid isn't that great along that road. He stated they are often without power and running a generator. His third concern is the water, as he has well-water so he is concerned as to what will happen when that development occurs.

**New Business:**

**An advisory discussion concerning a proposed conceptual plan for a twenty-five lot subdivision, submitted by Paul Fischione, Wiestertown Road and Hilty Road, tax parcels 49-08-00-012 and 49-12-00-0-05, R-R zoning.**

Bryan Metzler from T3 Global Strategies is the representative speaking on behalf of the applicant. A slideshow was presented. Mr. Metzler stated that this property consists of 55 acres that Paul Fischione has bought over the years, it is zoned R-R, and they're looking to develop 25 lots. The vision for the houses would be custom design homes, using only the best building materials, with lot prices of \$250,000 plus and packages starting at \$1.2 million dollars. Amenities would include being close distance to Murrysville Community Park. Mr. Metzler that they're looking to have one entrance off of Wiestertown Road and they have moved the road up the hill a little bit so lights from cars leaving the development would not shine in the house across the street. The next step will be submitting a full application and plans, so look for that in the upcoming months.

**Old Business**

**Consider a recommendation on a proposed ordinance regulating injector wells in the Municipality of Murrysville.**

Mr. Olszewski made a motion to table this matter to next month's meeting. Mr. Patrick seconded. All voted aye. Motion approved.

**A discussion concerning a short-term rental ordinance for the Municipality of Murrysville.**

Mr. Morrison stated that he provided the planning commission with ordinances of two local communities that addressed the issues of permitting the use in a residential district and permitting the use in a mixed-use district and B District. The planning commission read through the two local community ordinances and decided to have Mr. Morrison draft an ordinance to allow short term rentals only in B District & Mixed-Use District in Murrysville.

**Other Business:** None

**Adjournment:** Mr. Patrick moved to adjourn at 8:00 p.m. Mr. Olszewski seconded. All members voted aye. Motion Approved.

## **Jim Morrison**

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**From:** Michael Tometsko <mtometsko@gmail.com>  
**Sent:** Tuesday, April 11, 2023 9:25 AM  
**To:** Jim Morrison  
**Subject:** Proposed development on Wiestertown Road

Mr. Morrison,

My name is Michael Tometsko and I live at 4250 Wiestertown Road which is located across the the road from the proposed development. I am writing this to you to voice concerns I have about this development.

My wife and I restored the Walter farmhouse, a historic homestead in Murrysville that was dilapidated. It has original woodwork and flooring. We also renovated the barn that was built in the late 1890s. We chose to do this instead of building a new home. We love the peaceful environment of our home and our three children have enjoyed growing up in this country setting.

My first concern is the additional traffic on Wiestertown Road. This country road is already heavily trafficked by people going to Murrysville Community Park . There are numerous pedestrians that walk along the road to get to the conservancy from the park. This is also heavily used by cyclists, especially on their Tuesday rides. The speed limit is not followed regularly.

The proposed entrance to the development will take all of the traffic from this plan in front of my house if they are traveling to Murrysville and route 22.

If 25 homes are built and each home has 2 cars making 2 trips per day that is 36,500 extra cars on this road. This does not take into account service vehicles for lawn management or other services/deliveries. Once the amphitheater is constructed there will be even more traffic on Wiestertown Road.

There is approximately 1/3 mile of road frontage along and I would ask that the planning commission move the entrance to the plan closer to MCP to limit the amount of traffic passing my family's home. This would help preserve our peaceful rural environment. Moving the entrance away from my family's will also lessen the pollution from the additional traffic which will have a negative impact on the air quality.

I would ask that a traffic study be completed and that the speed limit be reduced to 25mph as it is on all surrounding roads (Hilty, Farm) in this area.

Our electricity has been problematic with outages. We often rely on generators as do our neighbors. If additional homes are placed on this grid without upgrades this could create a bigger problem with electrical outages.

We have well water and this development will change the way water is clucked through the soil. The changes in the water table could adversely affect our water quality.

I am hopeful that the planning commission will take my family's concerns into consideration.

Thank you,

Michael Tometsko