

Pledge of Allegiance

Present:

Present at the meeting: Council Liaison Carl Stepanovich, Bob Mitall, Jayne Hoy, Edward Patrick, James Olszewski, Anthony Livecchi and Chief Administrator Jim Morrison.

Absent:

Ryan Lemke and Chris Kerns

Approval of Minutes: Mr. Patrick made a motion to approve the March 8, 2022, minutes. Mr. Olszewski seconded. All voted aye. Motion approved.

PUBLIC HEARING

A Public Hearing for a conditional use application, Tommy's Express Car Wash, SP-1-22, CU-1-22, a Major Land Development, two parcels 49-14-08-0-015 and 49-14-08-0-016, 4765 Old William Penn Highway, B Zoning.

A public hearing on was held for a conditional use application, Tommy's Express Car Wash, 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. Charles Hergenroeder is the representative speaking on behalf of Tommy's Car Wash. He stated that the applicant wants to put in a high-end type of car wash, similar to what you would see at the Auto Bath House in Monroeville. It will be automated and fully staffed.

Matt Shinton from Kimley Horn is next to speak regarding Tommy's Car Wash. Mr. Shinton advised that Tommy's Car Wash is proposing to demolish the now vacant used car buildings as well as the house and consolidate both those lots into one. Tommy's is proposing to build a single tunnel automatic car wash with pay lanes, then you make a loop into the wash tunnel, and you will come out and get a free vacuum on the back side towards Old William Penn Highway. Mr. Shinton advised that they have all their applications into the Municipality for sewer, conservation district for the E&S and Stormwater control and approval, as well as PennDOT for Highway Occupancy Permit.

Mr. Mitall asked how many employees would be working there. Mr. Shinton advised that there would be 2 to 3 employees and the facility is always manned by someone at the pay window if you want to pay with cash and they're monitoring the entry gates to come in and out of the wash tunnel, and there's 2 other employees helping people get onto the belt inside the wash tunnel or doing other administrative tasks in the building. There is no detailing of cars. It is all self-serve. You go through the wash tunnel; you pull out and go to the vacuum and you vacuum your own vehicle, and you pull away. There's no public access inside the building. It's for employees only.

Mr. Mitall stated that in the ordinance, all the equipment is supposed to be inside of a building. He asked Mr. Shinton how does Tommy's propose to get around that? Mr. Shinton advised that they're working through that and there's a natural grade change between Old William Penn and the site, so that slope is shielding in those vacuums as well as the building wall from William Penn Highway is providing some visual screening and there will be some landscaping to shield it.

Mr. Mitall asked Mr. Shinton to describe what a Tommy's Car Wash looks like? Mr. Shinton answered that it is made out of glass with a translucent dome roof and some glazed metal panels. Mr. Shinton advised that there are different architectural options that can be done.

Mr. Mitall asked what was used for an auto-turn? Mr. Shinton answered that they used a single passenger vehicle. The wash tunnel can't fit anything bigger than a pick-up truck (F-250).

Mr. Mitall asked where does the stormwater get discharged to? Mr. Shinton stated that the stormwater will all get collected to an underground detention facility by the vacuum spaces and then it will flow out to William Penn Highway in a close system and connect into the draining system out there.

Mr. Olszewski asked what kind of cleaning solution is used inside that will go along with that wastewater? Mr. Shinton answered that the wastewater is only stormwater, and they have their own drains inside that go to a reclamation system. All that inside water gets put in there and it gets scrubbed and re-used, to a certain extent, and that is discharged into the sewer system, so none of the detergent agent is intended on going into the sewer system.

Mr. Mitall asked about the lighting plan? Mr. Shinton stated that it will be your typical parking lot lights, box head, 90 degrees. They're not flood lights. Other than in the winter, the lighting is mostly for safety and security reasons since Tommy's normal hours are from 8:00 a.m. to 7:00 p.m. Mr. Morrison asked if the parking lot lights turn off at 7:00 p.m. Mr. Shinton said he would have to ask Tommy's, but his best guess is that the parking lot lighting would remain on. Mr. Morrison suggested that the parking lot lights go off at 7:00 p.m. or whatever time the business closes.

PUBLIC COMMENT:

Joan Kerns from 4997 Longview Court stated that she's been a resident of Murrysville since 1975 and she's been through all the re-zoning and conditional uses issues that have gone along sections of Old William Penn Highway and Murrysville has always been fortunate of having development that is compatible and her first thought of when she saw the illustration for Tommy's Carwash is that it will stick out like a sore thumb. Ms. Kerns goes on to further stay that there are two residential occupants that still live along Old William Penn Highway regardless of how they are zoned and there has been no discussion of noise control. Ms. Kerns also talked about how bad the traffic congestion is along that stretch of highway, in addition to the students coming out of the high school, along if there are any events or activities going on at the school.

Ms. Kerns stated that this is a nightmare waiting to happen. She also stated that she would hate to see them tear down a 100-year-old building for a carwash of incompatible design.

Ms. Hoy made a motion to close the public hearing, Mr. Patrick seconded. The public hearing was concluded at 7:38 p.m.

Old Business: None

New Business:

1. **Consider acceptance of Tommy's Express Car Wash application, SP-1-22, CU-1-22, a Conditional Use and Major Land Development application, two parcels 49-14-08-0-015 and 49-14-08-0-016, 4765 Old William Penn Highway, B Zoning.**

The Planning Commission did not accept the plan due to the fact that it is not a complete application and review time period and time requested by the applicant to respond to the review comments.

2. **Consider the Sico-Battaglia lot line revision and consolidation, tax parcels 49-16-00-0-034, 49-16-00-0-037, 49-16-00-0-078 and 49-16-00-0-088 to create two lots, 3060 and 3030 Ketchy Road, R-R zoning.**

Bob DeGlau from Allstate Surveying is the representative speaking on behalf of the applicant. Mr. DeGlau stated that this came about because James Battaglia went to Murrysville to get a shed permit and Mr. Battaglia was told that he needed to combine some property lines, so the setbacks are proper. Mr. Battaglia wants to consolidate his lot to be 2.49 acres. While Mr. Battaglia was out looking where to place his shed, his neighbor, Mr. Sico, who has a big lot with a remote house, he wants to sell/give/trade a small side yard to James Battaglia so he can enjoy that area that he's been mowing for him.

Mr. Morrison advised that Murrysville did the initial review, identified some concerns and Mr. DeGlau responded to those concerns and everything is in order.

Ms. Hoy made a motion to forward onto council with their approval the Sico-Battaglia Lot Line Revision and Consolidation; Mr. Patrick Seconded. All Voted Aye. Motion Approved.

3. **An advisory concerning an application for the re-zoning of approximately 19.3 acres of land, tax parcel 49-10-13-0-014, Logan Ferry Road, from R-1 Residential to R-3 Residential.**

Mr. Charles Hergenroeder is the representative speaking on behalf of the applicant. The plan was presented, and Mr. Hergenroeder advised that this is a property that the applicants would like to be re-zoned to R-3 to put 20 to 30 townhouses, depending on the market, geared to senior citizens. There are 2 to 3 residential homes that are in the area, and you may need to get permission from them to be re-zoned.

Mr. Mitall stated that he doesn't see an issue with re-zoning it to R-3; however, he is concerned that the ground there is very steep, and you may run into issues with topography.

Mr. Olszewski stated that the traffic in that area can get very heavy so that is something to take into consideration.

Mr. Shinde stated that the design for these townhouses will be a bedroom and laundry facility all on the main floor with a second floor mainly for guests. Mr. Shinde advised that they are consulting with a civil engineering firm for the topography.

Mr. Livecchi asked if the creek along there floods? Mr. Shinde said that they did check on that and, no, it does not flood. He said there is a natural stream which goes under Logan Ferry Road, but it does not flood.

Jason Kubiak from ESI stated that they would be doing the environmental and grading plan to make sure everything does work and is compliant with the municipality rules.

Other Business: None

Adjournment: Ms. Hoy moved to adjourn at 8:20 p.m. Mr. Patrick seconded. All members voted aye. Motion Approved: 5 - 0