

TOWNSHIP OF RESERVE
Public Hearing for Zoning Ordinance Amendment/Regular Monthly Meeting
February 21st, 2022

INTRODUCTION TO PUBLIC ZONING HEARING

Solicitor Nate Boring announced the staff presentation portion the hearing to confirm that the applicable requirements have been met. Township manager and staff representative, Natalie Thiess confirmed the following requirements have been met:

1. The proposed zoning amendment has been sent to the Reserve Township Planning Committee for the purpose of holding a public meeting.
2. The proposed zoning amendment has been sent to the Allegheny County Planning Agency for review and recommendations.
3. The proposed zoning amendment has been advertised with proper public notice pursuant to the Municipality planning code.
4. The Notice of Intent to Adopt has been advertised with proper public notice pursuant to the Municipality planning code.

The hearing was opened to public comment.

Howard Ondek 840 Geyer Rd Extension concerns included:

1. The Township does not possess legally binding documentation to ensure the project will be completed exactly as proposed.
2. The revised zoning amendment would affect the entire Township by allowing for double the number of residences per acre. This would not only change the character of the area but also affect the safety citing traffic related issues and school buses. By rezoning this huge area, it would allow for unrestricted residential development which could cram up the area.
3. The tax gains from the proposed development may not be enough to cover the potential extra costs created for road maintenance, police, fire, traffic lights and water lines. Residents would be left with the shortfall.
4. Mr. Ondek suggests that only the minimum acreage needed for the proposed townhome development be rezoned rather than the entire 130 acres.

Bonnie Lamm 865 Geyer Rd Extension

Ms. Lamm questioned whether the acreage on the other side will be developed as well. She is against the proposed development.

Amanda Sourbeer 860 Geyer Rd Extension

Ms. Sourbeer asks that for future ordinances, the Board holds a public hearing to first hear residents' comments and concerns then votes at the following month's meeting. Mr. Boring stated the Commissioners have decided to hold off this vote until the next month's' meeting on March 21, 2022.

Jerry Bauer 209 Charlema Dr

While Mr. Bauer does not live on Geyer Rd., he is concerned about the extra traffic that will be going in and out of Geyer Rd to Mt Troy Rd. The bends on Geyer Rd are already dangerous and expressed safety concerns with the potential extra cars and school buses. He also questioned where the overflow of water will go if the retention ponds at the new development are full. Mr. Bauer is also not happy with the condition of Geyer Rd after recent construction. He asks that the Commissioners consider the safety and welfare of the township's residents when making their decision. Mr. Bauer also asked if the new builders will be held to the same rules and restrictions as current single family home builders.

Dave Katic 818 Geyer Rd Ext.

Mr. Katic questioned whether there is any other property in the Township that could be used for the development so the townhouses would not be built on a hill. Solicitor Boring replied that the sections being rezoned would affect areas developed in future that could benefit the township and that the proposed zoning amendment is not just for one specific project.

Cindy Mihalick 817 Geyer Rd Ext.

Ms. Mihalick agrees with the residents' previous comments and expresses concern about the potential extra traffic traveling on Geyer Rd Extension which is a one lane road.

Judy Mastrean 837 Geyer Rd Ext.

Ms. Mastrean agrees with the residents' previous comments and adds she does not believe Geyer Rd can handle the extra traffic and thinks Millvale could experience flooding from the development.

Karen Hoffman 820 Geyer Rd Ext.

Ms. Hoffman agrees with the residents' previous comments and asked where every Commissioner lived to see if they would be affected by the project. Ms. Hoffman stated the Township took 30 years to pave her road and does not believe the Township can manage any additional public work. She also asked, if rezoned to R3, would the Township supply public sewage to her street as they are currently using septic tanks. Solicitor Boring replied that if developed and public sewage is there, the residents will have the opportunity to connect.

Dan Cromeans 2101 Lonsdale St.

Mr. Cromeans asked for a cost analysis of the project and what it will cost the township to increase the population. Solicitor Boring replied that a cost analysis is not a standard part of the zoning amendment process. Mr. Cromeans then asked who the builder will be and what their responsibilities are in terms of road and water management. He also questioned if signal lights will be installed on the top and bottom of Geyer Rd and who would pay for the lights. Solicitor Boring replied that Geyer Rd is a state road so the determination of the installation will be decided by PennDOT. Mr. Cromeans wonders whether the income created will cover the upkeep and maintenance of the new

development. He then asked who has the sole rights to say “yes” or “no” to this rezoning and if it was just the five commissioners.

Candace Herb 840 Geyer Rd Ext.

Ms. Herb suggests that all the Township’s residents be notified of the next rezoning hearing. She asks that notification be sent through a letter or the Township’s newsletter citing the newspaper ad and website notification did not reach enough residents. Ms. Herb questioned the net density changes in the proposed ordinance. Solicitor Boring said the changes were a correction to the contradictions in the current ordinances.

Solicitor Boring said the Commissioners will discuss the points that were made and will consider the amendment at the March 21st meeting. The meeting will be publicly advertised, and a statement will be made at that time to address resident’s concerns. The hearing was closed at 7:13 pm with the only action being taken was to table the vote until March 21st. Manager Natalie Thiess then called the regular public meeting to order.

PLEDGE OF ALLEGIANCE

ROLL CALL - Indicated Commissioner John Kaib, Commissioner Ed Vincent, Manager Natalie Thiess, Engineer Gordon Taylor, and Solicitor Nate Boring were all present. Commissioner Ron Neurohr was present via phone. Commissioner Sharon Sweeney and Commissioner Dan Giebel were absent.

EXECUTIVE SESSION

Manager Natalie Thiess reported the Board of Commissioners held an executive session tonight at 6:00 pm., wherein the following topics were discussed: employment and personnel matters, contracts and policies, actual and ongoing litigation as well as potential litigation and identifiable complaints.

APPROVAL OF CONSENT AGENDA Commissioner Ed Vincent made the motion for the Approval of Consent Agenda as submitted, with a second by Commissioner John Kaib. All in favor.

RESOLUTIONS TO BE ADOPTED

Resolution 739 of 2022 Requesting Funds for State LSA Grant for a project improving infrastructure in Reserve Township. Commissioner Ron Neurohr made the motion for approval, with a second by Commissioner John Kaib. All in favor.

ORDINANCES TO BE INTRODUCED –None

ORDINANCES TO BE ENACTED

Zoning Amendment 688. Commissioner Ron Neurohr made the motion to table Ordinance 688, zoning amendment, with a second by Commissioner John Kaib. All in favor.

COMMITTEE REPORTS

COMMISSIONER SWEENEY – Absent

COMMISSIONER VINCENT –No report

COMMISSIONER KAIB – No Report

COMMISSIONER GIEBEL – Absent

COMMISSIONER NEUROHR –No Report

MANAGER'S REPORT

Ms. Thiess made the following announcements:

- a. AARP will provide free tax preparation for people of all ages and incomes. Locations will be throughout the North Hills area.
- b. Reserve Township is enrolled in the Low-Income Household Water Assistance Program with tiered incomes guidelines to provide eligibility for assistance.
- c. An application has been submitted to the Local Government Academy for a municipal intern. The intern will be directed to create a 5- or 10-year plan for capital improvements.
- d. Reserve Township's Emergency Management Officer is updating the Township's Emergency Operation Plan
- e. Reserve Township has been designated as a 2022 Banner Community by the Allegheny League of Municipalities.

SOLICITOR'S REPORT – No Report

ENGINEER'S REPORT

- a. 2022 Road Paving Program. Estimate of \$243,000 for Klementina/Trout/Tarpon/Joyce but the cost may be lower if piggybacked with Shaler. Will follow up with the Commissioners later.
- b. Motion to Approve/Deny CDBG Year 46 Local Share Increase: Arlington \$90,748/ Karen \$140,262. Commissioner John Kaib made the motion to approve with a second by Commissioner Ron Neurohr. All in favor.
- c. Motion to Approve/Deny PA Small Water/Sewer Grant Project Bid Results, Ron Gillette, Inc for \$219,763. Commissioner John Kaib made the motion to approve with a second by Commissioner Ron Neurohr. All in favor

GIRTYS RUN REPORT- None

COMMUNICATIONS AND RECOGNITIONS – None

OLD BUSINESS – None

NEW BUSINESS – None

PUBLIC COMMENTS –

Dan Cromeans 2101 Lonsdale St.

Asked why the storm drains along Lonsdale and E Beckert have flooded for the past 20 yrs. Engineer Taylor said the drains do not have the capacity to handle intense rains.

Amanda Sourbeer 860 Geyer Rd Ext.

A pond forms in her yard after a heavy rain. Requests that the Township better manage the stormwater to alleviate the problem. Manager Thiess will have someone look at the area in question.

EXECUTIVE SESSION ANNOUNCEMENT – Manager Thiess announced the next public meeting would be on Monday, March 21, 2022, at 7PM.

ADJOURNMENT – There being no further business to discuss, John Kaib moved to adjourn the meeting, with a second by Ron Neurohr. All in favor. The meeting adjourned at 7:31 PM

Respectfully submitted,

Karen Henschel