

MANOR BOROUGH
PUBLIC HEARING – November 14, 2018

The Manor Borough Council held a Public Hearing on Wednesday, November 14, 2018 at 6:30 P.M. in the Manor Borough Building for the Proposed Ordinance to Change Zoning Classification along Rowe Road.

Council President, Mr. Brian Woy, called the Public Hearing to order and lead the Pledge of Allegiance.

Roll Call of Attendance:

(Present) Brian Woy, President	Bruce Hartman, Vice President
Dawn Lynn	Christine Marchand
Jim Vacha	John Campfield, Solicitor
(Absent) Dave Gongaware	Ralph Hensell
Jeremy Dixon - Mayor	George Valmassoni, Chief of Police
Ed Antonacci, Engineer	Mike Radakovich, Tax/Sewer Collector
Ed Howley, Zoning Officer	

Mr. John Campfield announced this Public Hearing is for the requested Rezoning of land owned by the Gilmores on Rowe Road. Notice of the Hearing was posted in the Borough Office, along the property, and on two occasions in the newspaper.

Exhibit A will be the Proof of Publication when received from the Penn Trafford News.

The Manor Borough Planning Commission submitted a letter of recommendation (Exhibit 2A) to Council to amend the Zoning Ordinance. Ms. Dawn Lynn, representing the Manor Planning Commission, read the letter from the Planning Commission to approve the rezoning from an A-1 Agricultural to an R-1 Suburban Residential for Sheffler & Company and Sandy Hill Development LLC to create the proposed Manor Trails subdivision.

Mr. Campfield submitted an Affidavit (Exhibit 3) acknowledging his submittal to the Westmoreland County Law Library a copy of the proposed zoning amendment for the zoning map.

Mr. Lapia presented an Affidavit (Exhibit 4) for the posting of the property on November 1, 2018 notifying of the Public Hearing. The postings were on both sides of Rowe Road and at each cardinal direction. Mr. Lapia also received a FAX from the Westmoreland Planning Department (Exhibit 5) on September 11, 2018 with no comments regarding the proposed zoning change. On September 6, 2018 Mr. Lapia sent Affidavits to the Manor Borough Planning Commission (Exhibit 6) and to the Westmoreland County Planning & Development Department (Exhibit 7). Correspondence (Exhibit 8) was also sent to the property owners Jon & Natalie Gilmore advising them of the date and time for the Public Hearing.

The floor was then open for testimony from the Applicant.

Mr. Campfield then swore in Ed Moore of Sheffler & Company, Engineer of Record for the Developer Sandy Hill Development LLC.

Mr. Moore read the application for rezoning. Total property area is 66.2 acres. They wish to rezone the majority from an A-1 Agricultural to an R-1 Suburban Residential, with a small portion bordering State Route 993 a/k/a Manor Harrison City Road to remain L-1 Light Industrial. Access to the site will be via Rowe Road. The rezoning request is adjacent to an existing R-1 zone. The Plans call for 91 single family units on small lots requiring less maintenance. The sale price ranges from \$325,000 to \$425,000 for a two-story 1700-2700 square foot house. The Developer is in discussion with the Borough on improving Rowe Road to accommodate the increase in traffic. A traffic study indicated no negative impact on the intersection at Rowe Road and State Route 993. The Developer plans to start work mid-2019.

Mr. Campfield opened the floor to the Public for questions and comments.

Mr. Mark Dawson of 463 Rowe Road questions the impact to traffic on State Route 993 where it intersects Rowe Road. He states that part of Rowe Road is too narrow for proper egress and ingress. Mr. Moore replied that he is aware of the need to widen the road and to improve the lower portion of Rowe Road. He further stated there is a preliminary agreement with the Developer and Manor Borough to make a contribution to improving Rowe Road. Mr. Dawson stated Rowe Road is comprised of a "red dog" base, it is very soft, and it needs to be totally rebuilt.

Mr. Joe Punturi of 421 Manor Harrison City Road is concerned about the dirt and dust affecting the existing homes. He also states there is a right of way by his house and wants to know if this is going to become an access road to State Route 993. Mr. Moore explained the main road in and out of the subdivision will be off of Rowe Road, near to where the current Gilmore driveway is now.

Mr. Frank Febbraro of 60 Observatory Street, Manor, wanted to know what size water line will be going into the plan as well as the sanitary sewer line. Mr. Moore responded that they are still working on the preliminary plan for the Borough Engineer to review.

Mr. Dawson asked if the Developer was aware of the amount of water that comes down the hill by Rowe Road and pools by his property. He fears the development might exacerbate the situation and cause more water to run onto his property. Mr. Lapia is aware of Mr. Dawson's concerns and familiar with the problem. Mr. Lapia went on to explain the Developer will have to have a stormwater management plan and install some retention basins to contain the water. Mr. Moore assures Mr. Dawson the water will be collected up the hill and should not be an issue.

Mr. Punturi asked again about the dirt and dust. Mr. Lapia stated it is a building requirement the Developer has to keep dirt and dust contained and to a minimum. The Borough monitors that. The anticipated access into the development will be off of Rowe Road. Mr. Moore stated, at this time, they have no plans to turn any right of ways into an access road into the new plan.

Mr. Dawson then fired multiple questions regarding the condition of lower Rowe Road, its ability to handle the construction vehicles and how the road will be maintained. Mr. Moore noted the Developer will work with the Borough to ensure the road will be able to handle the construction and any road issues that arise.

Mr. Robert Sandrick of 100 Leger Street has a farm adjacent to the proposed subdivision. He questions if there is no zoning change, how many houses will be built. Mr. Moore stated he did not know.

Mr. Campfield announced that the hearing was concluded.

Mr. Woy adjourned the Public Hearing at 7:05 P.M.

Joseph N. Lapia
Borough Manager