

MANOR BOROUGH
PUBLIC HEARING – October 27, 2021

The Manor Borough Council held a Public Hearing on Wednesday, October 27, 2021 at 6:30 P.M. in the Manor Borough Building for the Proposed Zoning Ordinance Amendment for properties on South Railroad Street to rezone them from a CBD zoning district to an R-2, Village Residential.

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

Roll Call of Attendance:

(Present)	Bruce Hartman, President	Dawn Lynn, Vice President
	Dave Gongaware	Ralph Hensell (arrived 6:42 P.M.)
	Christine Marchand	Brian Woy
	John Campfield, Solicitor	Ed Antonacci, Engineer
	Mike Radakovich, Tax Collector	
(Absent)	Jim Vacha	Michael Matrisch, Mayor
	George Valmassoni, Chief of Police	Jason Krainbucher, Zoning Officer

Mr. Hartman turned the meeting over to Borough Solicitor, Mr. John Campfield for Introductory Remarks.

Mr. Campfield announced this Public Hearing is for the Rezoning of the Central Business District/Accessory Structure permits on South Railroad Street. Mr. Campfield then entered the following exhibits into the record:

Exhibit A is the letter from the Manor Borough Planning Commission dated August 16, 2021 recommending change in zoning on South Railroad Street, from Rush Street to Meyer Street, to R-2, Village Residential from CBD, Central Business District.

Exhibit B is the Proof of Publication from the Penn Trafford News of the Notice and Summary of the Proposed Ordinance for the hearing scheduled for October 20, 2021.

Exhibit C is the Proof of Publication from the Penn Trafford News of the Notice and Summary of the Proposed Ordinance for the hearing rescheduled to October 27, 2021 due to a lack of a quorum on October 20, 2021.

Exhibit D is the Affidavit stating notices were mailed on September 13, 2021 to the 13 property owners on or adjacent to South Railroad Street by Borough Manager Mr. Lapia notifying them of the Zoning Change and the Public Hearing.

Exhibit E is the Affidavit stating notices were mailed on October 21, 2021 to the 13 property owners on or adjacent to South Railroad Street by Borough Manager Mr. Lapia notifying them of the Zoning Change and the Public Hearing.

Exhibit F is the Affidavit for the notice dated September 8, 2021 emailed to the Westmoreland County Department of Planning and Development along with the positive response from the Westmoreland County Department of Planning and Development.

Exhibit G is the Affidavit from Borough Manager Mr. Lapia dated October 7, 2021 stating the area to be rezoned was conspicuously posted with notices regarding the proposed zoning change: North and South of South Railroad Street, East Side of 46 South Railroad Street along Meyer Street, and the West side of South Railroad Street on Rush Street..

Exhibit H is the Affidavit from Borough Manager Mr. Lapia dated October 25, 2021 stating the area to be rezoned was conspicuously posted on October 21, 2021 with notices regarding the proposed zoning change: North and South of South Railroad Street, East Side of 46 South Railroad Street along Meyer Street, and the West side of South Railroad Street on Rush Street.

Exhibit I is the Affidavit from Borough Solicitor John Campfield stating a copy of the proposed Zoning Amendment Ordinance was sent to the Westmoreland County Law Library September 10, 2021.

Mr. Campfield then opened the meeting to Testimony. Mr. Charles Charrie of 1297 First Street, Manor, was sworn in. He asked clarification on the Ordinance Number which is 591-21-03. He then went on to question if multi-family units were a permitted use, as in Ordinance 590-21-02. Mr. Lapia responded multi-family units were not addressed in this ordinance.

Mr. Campfield opened the floor for questions and comments. Mr. Dave Gongaware commented 19 Butler Street was not included in the Ordinance. Ms. Lynn responded it was because the Planning Commission was not aware of anyone wanting to rezone it, other than the Race Street properties. Ms. Lynn recommended Mr. Gongaware bring up the want to rezone 19 Butler Street at the next Planning Commission meeting. Mr. Gongaware then inquired about doing away with the Central Business District. Mr. Campfield recommended the area would have to be rezoned.

Mr. Hartman announced that the hearing was concluded.

Ms. Lynn motioned to adjourn the Public Hearing. Seconded by Mr. Woy, the motion carried unanimously. The meeting concluded at 6:46 P.M.

Joseph N. Lapia
Borough Manager