

## **PLUM BOROUGH**

**PUBLIC HEARING – APRIL 11, 2016**

**15-16**

The Council of the Borough of Plum held a public hearing on Monday, April 11, 2016 at 6 p.m. at the Plum Borough Municipal Building, 4575 New Texas Road, Plum, PA 15239. The purpose of the hearing was to hear comments on a request from Maronda Homes for the rezoning of approximately 124 acres of land. The parcels, which are bordered by Saltsburg Road and Davidson Road, are currently zoned B-2 General Commercial and M-1 Manufacturing. The request is to change the zoning to R-2 Residential.

Solicitor, Bruce Dice, announced the hearing had been previously scheduled for Monday, April 4<sup>th</sup> but was cancelled due to lack of a quorum.

Dave Soboslay, Assistant Borough Manager, stated the request came from Maronda Homes to rezone 125 acres for 240 single family homes. Mr. Soboslay said the average lot size is 7,500 sq. ft. Mr. Soboslay reported the planning commission voted 3-3 last month.

The following individuals were representing Maronda Homes: Kevin Brett, Engineer, Robert Mihok, Maronda Homes and Chuck Wooster of Wooster and Associates. Mr. Brett gave a slide presentation displaying the location of the property. Mr. Wooster said they are not proposing a connector to the Willow Village development; there will be two connections, one at Davidson Road and one on Saltsburg Road. Mr. Wooster spoke of the site distance and which zoning generates the most traffic.

Robert Mihok said there were concerns at the planning commission meeting about the traffic. Mr. Mihok said their use is significantly less than what current zoning allows. Mr. Mihok went on to say that there are economic values to a community like this.

Mayor Hrivnak asked if there were any statistics on the amount of traffic generated by residential vs commercial developments. Mr. Vento asked how it will affect tax revenues. Mr. Mihok said it would generate approximately \$360,000 per year to the Borough. Mr. Dell inquired about a time frame. Mr. Mihok said it would take 8-12 months to get approvals and hopefully start construction in 2017. Mr. Majernik asked if there would be connections to Edgemoor. Mr. Mihok replied no.

David Myers and Chris Shearer of 435 Davidson Road said they were not in favor of an access on Davidson Road. They are concerned with traffic safety because of the large number of accidents in that area.

Mike Olczak of Leroy Street said he was in favor of the plan.

Al Pappa, whose daughter resides in the 7000 block of Saltsburg Road said he did not object to the development. Mr. Pappa noted there are 55 acres in Penn Hills that abuts the property. Mr. Pappa wished the project were in Penn Hills.

Sal Colella of 105 Carrie Ann Drive said that the comprehensive plan written in 1983 was a good plan. The plan designated 265 acres for light industrial and created buffer zones for residential developments. Mr. Colella said it is irresponsible to just change zoning. Mr. Colella is not in favor of it.

Sue Caldwell of 122 Peppertree Drive said she has the same concerns as Mr. Colella. Ms. Caldwell said that funding is down for schools.

Louis Grant of 597 Davidson Road agreed that we should stick to the comprehensive plan. Mr. Grant questioned if this hearing was properly advertised. Mr. Grant said that many of the business owners along Davidson Road were not present. Mr. Grant requested another meeting. Mr. Grant asked council to vote no on the property rezoning.

With no further comments, Mr. Dice closed the public hearing at 7 p.m. Mr. Dice noted that if the planning commission votes 3-3, it constitutes a "no" against the project.

Maria Gingery  
Plum Borough