

The Council of the Borough of Plum held a Public Hearing on Monday, August 6, 2018 at 6 p.m. at the Plum Borough Municipal Building, 4575 New Texas Road, Plum, PA 15239. The purpose of the hearing was to discuss the status of vacant properties under Ordinance 429.

ROLL CALL: Council members: John Anderson, Mike Doyle, Paul Dern, David Majernik, David Odom, Mike Pastor and David Seitz were present. Mayor Schlegel was absent.

Council President Mike Doyle called the meeting to order.

Solicitor Robert Zurich explained this was the date and time set to see if certain properties are dangerous structures. Mr. Zurich said the five properties are located at:

- 338 Coxcomb Hill Road (629-C-301) – O’Neill
- 1007 Old Frankstown Road (1105-G-219) – Chapple
- 3158 Universal Road (738-N-146) – Danovich
- 3209 Universal Road (738-J-352) – Robinson
- 9116 Oak Street (1100-C-290) – Constantine

Mr. Zurich stated that the public hearing for these properties has been advertised.

Mr. Zurich asked if anyone was present representing Margaret O’Neill, owner of the property located at 338 Coxcomb Hill Road. There was no one present.

Mr. Zurich said that a title search was done on the property and there are multiple liens against the property.

Kevin Fields, Building Inspector for Plum Borough explained that the property has been vacant for at least 10-12 years; the mailing address where the mail was being forwarded, has expired.

Mr. Zurich asked Council if there were any questions for Mr. Fields. There were none.

Borough Engineer, Robert Mitall concurred with Mr. Fields on the structure. Mr. Mitall said that the property meets the definition of a dangerous structure.

Mr. Zurich asked Council if there were any questions for Mr. Mitall. There were none.

Motion was made by Mr. Doyle, seconded by Mr. Dern, to proclaim 338 Coxcomb Hill as a dangerous structure to be demolished. Unanimously approved.

Mr. Zurich asked if anyone was present representing Mr. and Mrs. Gregory Chapple, owners of the property located at 1007 Old Frankstown Road. . There was no one present.

Mr. Zurich said that a title search was conducted on the property and there are 32 tax liens.

Mr. Fields said the property has been vacant for 6 years. Mr. Fields said he had sent a certified letter to the property owner but did not receive a response.

Mr. Zurich asked Council if there were any questions for Mr. Fields. There were none.

29-18

Mr. Mitall concurred with Mr. Fields on the structure. Mr. Mitall said that the property meets the definition of a dangerous structure.

Mr. Zurich asked Council if there were any questions for Mr. Mitall. There were none.

Motion was made by Mr. Majernik, seconded by Mr. Dern, to proclaim 1007 Old Frankstown Road as a dangerous structure to be demolished. Unanimously approved.

Mr. Larry Kort of 125 Yellowstone Drive, Pittsburgh, PA 15235 stated he owned property adjacent to the Chapple property and would be interested in purchasing the property. Mr. Kort did not object to demolishing the structure at 1007 Old Frankstown Road.

Mr. Zurich asked is anyone were present representing Mr. and Mrs. Gary Danovich, owner of the property located at 3158 Universal Road. There was no one present.

Mr. Zurich said that a title search was done and there is a mortgage on the property.

Mr. Fields stated that the first notification was sent to the property owners in 2014. Letters have been sent certified but the return receipts have not been returned. Mr. Fields stated it should be considered a dangerous structure.

Mr. Mitall said that results of a recent inspection found the structure barely visible it was so overgrown with vegetation. Mr. Mitall concurred with Mr. Fields that it was a dangerous structure.

Mr. Zurich asked Council if there were any questions for Mr. Mitall. There were none.

Motion was made by Mr. Dern, seconded by Mr. Anderson, to proclaim 3158 Universal Road as a dangerous structure to be demolished. Unanimously approved.

Mr. Zurich asked if anyone was present representing Ms. Katherine Robinson, owner of the property located at 3209 Universal Road. There was no one present.

Mr. Fields said he has sent letters to Ms. Robinson but there has been no response. Mr. Fields stated there had been a fire in the structure.

Mr. Mitall concurs with Mr. Fields that it is a dangerous structure under Ordinance 429. Mr. Mitall said that 50% of the building is damaged and should be demolished.

Mr. Zurich asked Council if there were any questions for Mr. Mitall. There were none.

Motion was made by Mr. Dern, seconded by Mr. Odom, to proclaim 3209 Universal Road as a dangerous structure to be demolished. Unanimously approved.

Mr. Zurich asked if anyone were present representing William Constantine, owner of the property located at 9116 Oak Street. William Constantine of 270 Barnett Street was sworn in.

Mr. Zurich asked Mr. Constatine if he was opposed to demolition of the property. Mr. Constantine did not respond.

30-18

Mr. Zurich said that a title search was done on the property and there are 46 tax liens filed against the property along with a judgement from the criminal division of Allegheny County, filed in 2014.

Mr. Fields described the history of the property dating back to 2011. Mr. Fields said the property is unfit for occupancy. Mr. Fields said Mr. Constantine has been taken to a magistrate four different times. Mr. Fields noted that the local magistrate cannot preside over the complaint because she owns property adjacent to this property.

Mr. Fields displayed photos of the property with junk and debris around the structure. Mr. Fields said that at one time the owner lived in a van on the property.

Mr. Zurich asked Mr. Fields if he considered the property dangerous under Ordinance 429. Mr. Fields replied yes.

Mr. Mitall summarized the results of his inspection. Mr. Mitall concurs with Mr. Fields that it is a dangerous structure and should be demolished.

Mr. Zurich asked Mr. Constatine if he has anything to defend against this action.

Mr. Constantine said he didn't know how to counter, he said it's already done and scheduled for demolition next year.

Motion was made by Mr. Dern, seconded by Mr. Anderson, to proclaim 9116 Oak Street as a dangerous structure to be demolished. Unanimously approved.

Mr. Zurich said that there being no additional comments, this hearing adjourns at 6:55 p.m.

Maria Gingery
Assistant Borough Secretary