

City of Jeannette
Planning Commission Meeting
May 11, 2022



Agenda

1. Call to Order
2. Roll Call Bill Alec Don Joe Judy Anthony Cindy
3. Review and Approval of Last Meeting Minutes April 13, 2022
4. Old Business
 - a. A path forward with the bringing the Pa Downtown Center's Main Street Program to the city. Jeannette Initiative currently holding virtual meetings, to discuss the PA Downtown Centers Main Street Program with Mr. Fontana. Discuss any Forward Cities updates. Any updates from the Jeannette Initiative?
 - b. Discuss Mr. Whetzel's thoughts and proposal. Discussion will be concerning Article 2, Section 2.2 and Article 3 Section 3.3 from Mr. Whetzel's letter. See line by line update attached. See proposed noise ordinance to send to City Council for approval
 - c. Review status of yearly report as required by the state guidelines. See 2021 review to send to City Council
 - d. Zoning ordinance updates. Review of the next segment of changes. See the attached latest file
 - e. Discuss the former Jeannette Glass Chambers Avenue site and what can be done with the property, ie Tax status, Flood Plain etc. Mr. Whetzel was to review
 - f. Addendum to the PC By-laws: Need to rewrite based on the feedback from Solicitor Witt
5. New Business.
 - a. Review Alec Italiano's comments to Tribune Review article on former Monsour property.
6. Public Comment:

ARTICLE 2: ZONING DISTRICTS:

Section 2.2 Enumeration of Zoning Districts:

The following is not as printed in zoning ordinance it is my interpretation of lot widths, etc. located in the City limits. My information is based on the GIS Map for Westmoreland County.

Most properties in the City are very narrow, some measure as small as 40' wide, some are only 20' wide. If someone were to demolish an existing structure and wish to build a new residence , etc. it would almost be impossible due to mostly side yard setbacks which vary from 5' to 10' in most cases. This would mostly apply to residential since commercial has minimal or no side yard setbacks.

Suggested Revision:

In these cases where an individual or entity wishes to re-build on same lot can the Zoning Ordinance state that where the new structure would follow the demolished/removed structure footprint, the setbacks listed in the tables would not apply. This would open the opportunity for re-construction of demolished homes, etc. Possibly revise Article 3.2.2 to reflect this change.

ARTICLE 3: GENERAL DEVELOPMENT AND PERFORMANCE STANDARDS:

Section 3.3 General Requirements

3.3.2 Structures on A Lot:

In TN, MR and CT districts, only one principal building and its accessory structures may be located on a lot.

Suggested Topic for Discussion:

Why can there only be one principle structure and one accessory structure permitted on lot in zoned areas of Traditional Neighborhood (TN), Mixed Residential (R2) and Commercial Transition (CT)? Is there a reason for limiting structures on lots in these zoned areas? Maybe this can possibly be coordinated with the section above.

Planning Commission Comments

Planning Commission deemed the existing requirements are sufficient. If needed the interested party can appear in front of the Zoning Hearing board a request a variance.

3.4.5 Noise:

Noise which is determined to be objectionable because of volume, frequency or beat shall be muffled or otherwise controlled, except that fire sirens and related apparatus used solely for public purposes shaft be exempt from this requirement.

Suggested Topic for Discussion:

What is considered objectionable? Is it possible to expand on this item and possibly give decibel ratings or reference a document that lists decibel ratings for particular applications/locations and when they are acceptable?

Planning Commission Comments

Agreed, there should be a better defined ordinance. Propose adding to the general City of Jeannette ordinances. Solicitor Witt suggested it should be in both the Zoning Ordinance and the City ordinance. Found City of Pittsburgh ordinances which is very complete. Will mark up and submit for vote

Section 3.5 Accessory Uses and Structures.

3.5.1C Private Swimming Pools:

Swimming pools shall be fully enclosed with a fence at least 6 feet high. Any gate shall be lockable.

Suggested Revision:

Why is there a need for a 6' high fence around pools whether in ground or above ground? Most commonly

a 4' high fence is sufficient, even the Building Code only requires a 4' high fence around these structures. I would like to suggest revising section to reflect this change. Reference 2015 International Swimming Pool and Spa Code (ISPSC), Section 305.2.1 for required barrier heights. This section states that a barrier (fence, etc.) must be a minimum of 48" (4') and is sufficient.

Planning Commission Comments

Agreed, revise the section 3.5.1C as follows:

Swimming pools shall be fully enclosed with a fence that is a minimum of 4 feet high at the lowest point on the circumference. Any gate shall be locked and self-latching. This shall apply to above ground or in ground pools

ARTICLE 4: SUPPLEMENTAL REGULATIONS:

Suggested Revision/Addition:

Possibly add a Section 4.4.41 and title 'Warehousing and Distribution' for both the 'General and Limited' to allow in Downtown District zoned area with a Special Exception (SE) or Conditional (C) approval.

Planning Commission Comments

ARTICLE 7 PARKING, LOADING AND INTERNAL ROADWAYS:

Section 7.2 General Requirements:

B. Parking on residential properties is permitted in the side and rear yards only. In the event that a portion of a driveway located in the front yard leads to a garage located in a side or rear yard, parking is also permitted in said portion of the driveway.

Suggested Revision:

Possibly re-visit this section for permitting driveways to be located in front yards either on a case by case basis or simply allow in designated zoned areas. Suggest permitting locating a driveway in front yard without leading to a garage, etc. requiring that parking cannot block sidewalks, etc. This will in turn help traffic flow and emergency vehicle access to some

Planning Commission Comments

Agreed. Modify the existing section 7.2B proposing driveway in a front yard that does not lead to a garage, is permitted on private property, but the parking shall not block a sidewalk. The proposal would help with traffic flow

areas. I have been in zoned areas where parking is along street on both sides and it leaves little room for vehicles to pass one another, let alone if an emergency vehicle would need to access the roadway.

Respectfully Yours, *W.A.* _____

W.A.
William A. Whetzel
Zoning Officer, City of Jeannette

Copy: File

Article 3: General Development and Performance Standards

3.1 Purpose

The conditions, standards, requirements, and notes set forth in **Article 2: Zoning Districts** and otherwise prescribed by this Ordinance are established as the basic height, bulk, area, lot coverage, and density regulations for the City. Except as provided in this Ordinance, no building or structure shall be erected, enlarged, altered, changed, or otherwise modified on a lot unless such building, structure, or modification conforms to the regulations of the district in which it is located. This Article outlines other requirements not specified elsewhere in this Ordinance, and exceptions to certain standards already established.

3.2 General Exceptions

3.2.1 Height Exceptions

In all districts, spires, church steeples, chimneys, cooling towers, flag poles, elevator bulkheads, fire towers, scenery lofts, transmission lines or towers and distribution poles and lines, radio and television aerials, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

3.2.2 Setback Exceptions

- A. All new construction will conform to the clearly prevailing setback pattern of developed lots within the block fronting on the same street, even when the prevailing front yard setbacks differ from those required in the zoning district. When an unimproved lot is situated between two lots with existing front yard setbacks that differ from those required in the zoning district, then the front yard setback may be adjusted to a depth equal to whichever of the front yard setbacks is closest to meeting the district requirement.
- B. Lots abutting more than one street shall provide the required front yards along every street, except where the applicant proves to the satisfaction of the Code Enforcement Officer that the provision of a smaller setback will conform with the clearly prevailing yard pattern on existing developed lots fronting on the same street. Corner lots shall have two front yards and two side yards, provided, however, that if the corner lot has only three sides, it shall have two front yards and one side yard. Where the lot abuts an alley, it shall not be required to provide a front yard along such alley.

Permanent *residential* spas shall be controlled in accordance with the requirements of APSP 15.

SECTION 304 FLOOD HAZARD AREAS

304.1 General. The provisions of Section 304 shall control the design, and construction of pools and spas installed in *flood hazard areas*.

[BS] 304.2 Termination of impacts based on location. Pools and spas located in *flood hazard areas* indicated within the *International Building Code* or the *International Residential Code* shall comply with Section 304.2.1 or 304.2.2.

Exception: Pools and spas located in *riverine flood hazard areas* that are outside of designated floodways and pools and spas located in *flood hazard area* where the source of flooding is tides, storm surges or coastal storms.

[BS] 304.2.1 Pools and spas located in designated floodways. Where pools and spas located in designated floodways, documentation shall be submitted to the code official that demonstrates that the construction of the pools and spas will not increase the design flood elevation at any point within the jurisdiction.

[BS] 304.2.2 Pools and spas located where floodways have not been designated. Where pools and spas are located where design flood elevations are specified but floodways have not been designed, the applicant shall provide a floodway analysis that demonstrates that the proposed pool or spa and any associated grading and filling, will not increase the design flood elevation more than 1 foot (305 mm) any point within the jurisdiction.

[BS] 304.3 Pools and spas in coastal high-hazard areas. Pools and spas installed in coastal high-hazard areas shall be designed and constructed in accordance with ACE 24.

[BS] 304.4 Protection of equipment. Equipment shall be elevated to or above the design flood elevation or be anchored to prevent flotation and protected to prevent water from entering or accumulating within the component during conditions of flooding.

304.5 GFCI protection. Electrical equipment installed below the design flood elevation shall be supplied by branch circuits that have ground-fault circuit interrupter protection for personnel.

SECTION 305 BARRIER REQUIREMENTS

305.1 General. The provisions of this section shall apply to the design of barriers for pools and spas. These design controls are intended to provide protection against the potential drowning and near drowning by restricting access to such pools or spas. These requirements provide an integrated level of protection against potential drowning through the use of physical barriers and warning devices.

Exceptions:

1. Spas and hot tubs with a lockable *safety cover* that complies with ASTM F 1346.

2. Swimming pools with a powered *safety cover* that complies with ASTM F 1346.

305.2 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.7.

305.2.1 Barrier height and clearances. Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 48 inches (1219 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.
2. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches (51 mm) for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.
3. The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches (102 mm) where measured on the side of the required barrier that faces away from the pool or spa.
4. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

305.2.2 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

305.2.3 Solid barrier surfaces. Solid barriers that do not have openings shall not contain indentations or protrusions that form handholds and footholds, except for normal construction tolerances and tooled masonry joints.

305.2.4 Mesh fence as a barrier. Mesh fences, other than chain link fences in accordance with Section 305.2.7, shall be installed in accordance with the manufacturer's instructions and shall comply with the following:

1. The bottom of the mesh fence shall be not more than 1 inch (25 mm) above the deck or installed surface or grade.
2. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not permit the fence to be lifted more than 4 inches (102 mm) from grade or decking.
3. The fence shall be designed and constructed so that it does not allow passage of a 4-inch (102 mm) sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not be more than 4 inches (102 mm) from grade or decking.

- **06. - Noise.**

No use shall generate noise in excess of fifty-five (55) dB(A), or three (3) dB(A) above Background Sound Level, whichever is greater, between the hours of 10:00 p.m. and 7:00 a.m. or in excess of sixty-five (65) dB(A), or three (3) dB(A) above Background Sound Level, whichever is greater, at all other times, as measured at the lot line of any lot zoned TN Traditional Neighborhood MR Mixed Residential CT Commercial Transition UC Urban Center CC Commercial Corridor RC Regional Commercial IC Institutional Campus NC Neighborhood Commercial D Downtown District

A. Background Sound Level shall mean the measured sound level in the area, exclusive of extraneous sounds and the sound contribution of the specific source in question.

B. Applications for generators shall include a commitment to schedule regular testing and maintenance during daytime hours in order to minimize impact on surrounding residential properties.

- **917.02. - Noise.**

These standards apply to noise from any machinery or equipment that is part of or operated within any development, including continuous and intermittent noise, noise emitted by speaker boxes, pick-up and delivery trucks, and any other commercial or industrial activities that are under the control of the occupant of a building site.

917.02.A Method of Measurement

Noise shall be measured with a sound level meter that meets the standards of the American National Standards Institute (ASA S1.4-2014, Type 1 or Type 2.) Noise levels shall be measured using an A-Frequency weighting filter. Impact noises, produced when two (2) or more objects strike each other, shall be measured using the fast time-weighting of the sound level meter, and other noises using slow time-weighting. Impact noises shall be considered to be those noises whose peak values are more than three (3) decibels higher than the slow time-weighted noise measurements.

917.02.B Maximum Permitted Sound Levels

The maximum permitted sound pressure levels in decibels across lot lines and district boundaries shall be in accordance with following table. This table shall be used to determine the maximum noise level, measured in A-weighted decibels, that shall be permitted at the property line of the closest use in each of the following categories. Background Sound Level shall mean the measured sound level in the area, exclusive of extraneous sounds and the sound contribution of the specific source in question.

EXPAND

Receiving Land Use (not the Zoning District)	Sound Level Limit (dBA)	
	7:00 a.m.—10:00 p.m.	10:00 p.m.—7:00 a.m.
Industrial & Manufacturing	75 or 5 above background sound level, whichever is greater.	65 or 5 above background sound level, whichever is greater.
All Other Uses	65 or 3 above background sound level, whichever is greater.	60 or 3 above background sound level, whichever is greater.

- **§ 601.04 - NOISE CONTROL.**

Purpose: Excessive noise is a serious threat to the welfare, contentment, safety, health and the peace and quiet of the residents of the City. It is the intent of this Section to establish requirements to prevent excessive noise that may jeopardize the health and welfare of its residents or degrade their quality of life. This Section is not intended and shall not be interpreted to be a regulation of the content of speech or communication; this Section is intended to be entirely content-neutral; this Section regulates only the time, place and manner of noise as defined below.

(b)

Definitions:

AMPLIFIED NOISE. Noise created by loudspeaker(s), audio amplification device(s), or other similar devices.

APARTMENT. A building containing multiple residential units.

BACKGROUND SOUND LEVEL. The measured sound level in an area, exclusive of extraneous sounds and the sound contributing of the specific source in question.

CONSTRUCTION. Any site preparation, assembly, erection, demolition, substantial repair, maintenance, alteration, or similar action for or of public or private rights-of-way, structures, utilities, or similar property.

DECIBEL. Unit of measure of the noise level. Symbol is dB.

dB(A). The symbol designation of a noise level, reported in decibels, using the A-Weighting network of a sound level meter, as defined in ANSI S1.4—Specification For Sound Level Meters. For example, noise will be reported as seventy-two (72) dB(A). For purposes of this ordinance, the noise shall be measured using the slow exponential time weighting characteristic of the sound level meter.

INDIVIDUAL BACKGROUND NOISE SOURCES. Clearly identifiable noise sources including, but not limited to, barking dogs, airplane flyovers, passing cars/trucks, raised voices, televisions and radios. These sources shall not be present during noise measurements.

MOTOR VEHICLE. Means any vehicle that is propelled, generally by an engine or motor, used primarily for transporting persons or property on land.

NOISE or **NOISE LEVEL** (used interchangeably for purposes of this Section). The terms noise and noise level may mean the sound that is capable of being measured as sound pressure level in decibels. Noise and noise level may also mean the sound that is clearly audible from a distance of seventy-five (75) feet or sound that annoys or disturbs a reasonable person of normal sensitivities. This Section offers alternative methods to measure noise.

Noise levels relative to Tables A and B below will be recorded as the visual average for any continuous measurement period of thirty (30) seconds, and the maximum noise level measured at any time. The offending noise will be deemed to violate the provisions of Tables A and B below of this Section if the visual average exceeds the maximum allowable noise levels and/or the maximum noise level measured at any time exceeds the maximum allowable noise levels by five (5) dB(A) or five (5) dB(C).

PERSON. Includes individual natural persons, firms, partnerships, joint ventures, societies, associations, clubs, trustees, trusts, corporations, companies or organizations of any kind; or any officers, agents, employees, factors or any kind of personal representative of any kind of the above, in any capacity, acting either for her/himself, or for any other person, under either personal appointment or pursuant to law. Whenever used in any provision prescribing or imposing a penalty, the term "person" as applied to partnerships or associations includes the partners or members thereof, and if applied to corporations, the officers thereof.

PLAINLY AUDIBLE. Any noise that clearly can be heard, however, words or phrases need not be discernible.

PREMISES. Any building, structure, land, including yards, lots, courts, inner yards owned or controlled by a person.

PROPERTY LINE. The real or imaginary line and its vertical extension which separates real property owned or controlled by a person from contiguous real property owned

or controlled by another person and separates real property from the public premises.

RECEIVING PREMISES. All lands, and buildings or structures thereon, equipment or appurtenances connected or used therewith and any personal property affixed or otherwise used in connection with use of such premises affected by noise emanating from another premises.

RESIDENTIAL PROPERTY. The units in any property in which people reside on a permanent or semi-permanent basis.

SPECIAL EVENT. A pre-planned event or series of events sponsored by a public or private person or entity which is:

(1)

Located wholly or partially on property owned or maintained by the City; or

(2)

Located on any other property and requires for its successful execution, the provision and coordination of municipal services to a degree equal to and/or over and above that which the City routinely provides.

Permits for special events currently are obtained through the Special Events Committee in the Office of the Mayor, and permit holders are required to reimburse the City forty (40) percent of the incremental personnel cost of services provided. Excluded from the definition of special event in this noise control Section and therefore subject to it are events where a fee is charged for admission to the premises or for the entertainment.

SOUND PRESSURE LEVEL. In decibels, ten (10) times the logarithm (to the base ten (10)) of the ratio of the square of a sound pressure to the square of the reference sound pressure of twenty (20) microPascals.

(c)

Restriction of noise between premises:

(1)

Unamplified noise. No person shall transmit or cause to be transmitted any unamplified noise, which leaves the premises from which it originates, and enters any residential property or premises in a residential zoning district:

(i)

In excess of the noise levels specified below in Table A; or

(ii)

Noise that is clearly audible from a distance of seventy-five (75) feet.

Table A

Maximum Allowable Noise Levels at Residential Property Receiving Premises

EXPAND

Daytime: 7:00 a.m.—10:00 p.m.	65 dB(A) or 3 above background sound level, whichever is greater
Nighttime: 10:00 p.m.—7:00 a.m.	55 dB(A) or 3 above background sound level, whichever is greater

(2)

Amplified noise. No person shall transmit or cause to be transmitted any noise created by loudspeaker(s), audio amplification device(s), or other similar devices which leaves the premises from which it originates, and enters any residential property or premises in a residential zoning district:

(i)

In excess of the noise levels specified below in Table B; or

(ii)

Noise that is clearly audible from a distance of seventy-five (75) feet.

Table B

Maximum Allowable Noise Levels at Residential Property Receiving Premises From Loudspeakers, Audio Amplification Devices, and Other Similar Devices

EXPAND

Daytime: 7:00 a.m.—10:00 p.m.	75 dB(A) or 3 above background sound level, whichever is greater
Nighttime: 10:00 p.m.—7:00 a.m.	55 dB(A) or 3 above background sound level, whichever is greater

(3)

Noise measurements for use with Table A and Table B.

(a)

Location of noise measurements. Noise levels shall be measured at the property line of a receiving premises if at a distance of twenty-five (25) feet or greater from the noise source. If the receiving premises property line is not at least twenty-five (25) feet from the noise source, the measurement will be taken within the property of the receiving premises at the lesser of twenty-five (25) feet from the noise source or the farthest possible distance from the noise source.

(b)

Background noise. The noise measurements to determine compliance with the noise levels in Table A and Table B, shall be taken in such a manner as to eliminate individual background noises. The measurement shall be of the offending noise source in the absence of such individual background noises. It is proper to take the measurements with general background noise present.

(d)

Apartment to apartment and residence to residence noise.

(1)

Noise limit above the background noise level. No person shall transmit or cause to be transmitted any noise that leaves the residential property or premises from which it originates and enters any residential property creating noise levels:

(a)

In excess of the background noise level in the complainant's residential unit at the levels specified in Tables A or B; or

(b)

Noise that is clearly audible from a distance of seventy-five (75) feet; or

(c)

Sound that annoys or disturbs a reasonable person of normal sensitivities.

(e)

Amplified noise from vehicles or devices.

(1)

No person shall transmit noise from a vehicle being operated on a public street, or alley, or in commercial or residential parking facilities, by playing any radio, tape player, compact disc player, loudspeaker, or other electronic device used for the amplification of music or other entertainment, or other machine or device designed or intended to produce or reproduce sound, which is plainly audible to an officer at a distance of seventy-five (75) feet from the source of the noise.

(2)

This provision also includes portable, hand-carried audio amplification or reproduction devices including, but not limited to, hand-carried radios, cassettes, or compact disc players, 3M players, cellular telephones, iPods, or digital devices.

(3)

Vehicles with permits for activities consistent with the transmission of amplified noise shall be exempt from this section.

(f)

Exemptions. A person shall be exempt from this section provided that:

(1)

The noise is being generated to request assistance or warn of a hazardous situation;
or

(2)

The noise emanates from an authorized emergency vehicle or a vehicle operated by a gas, electric, communication or water utility; or

(3)

The noise emanates from a bell, chime or similar device used by a school or religious institution; or

(4)

The noise emanates from lawn care and other household maintenance equipment and tools used between 7:00 a.m. and 10:00 p.m.; or

(5)

The noise is being generated by construction activities properly permitted in the City or

(6)

The noise is in connection with a parade, or "special event" that is being conducted under a parade or special event permit issued by the City and is otherwise in compliance with the applicable sections of the Code provided that the maximum allowable noise level in the applicable subsection is not exceeded between the hours of 10:00 p.m. and 7:00 a.m.;

(7)

The noise is being generated by the crowd at a sporting event or other event being conducted pursuant to a permit issued by the City; or

(8)

The noise is being generated from the engine of a motor vehicle that is subject to regulation exclusively by the Pennsylvania Department of Transportation in PA Code Title 67 Transportation and Title 75 Vehicles; or

(h)

Instrumentation. When using Tables A, B, or C, noise levels shall be measured using a sound level meter that meets or exceeds the requirements for Type 1 or Type 2 instruments as defined in ANSI S1.4—Specification for Sound Level Meters.

(i)

Penalties.

(1)

Any person violating any provision of this section, unless otherwise specified in this Section, shall be fined not more than three hundred dollars (\$300.00) and costs for each offense, and in default of payment thereof may be imprisoned for not more than thirty (30) days.

(2)

Violation of [Section 601.04](#)(e)(1) shall result in the mandatory fine of one hundred fifty dollars (\$150.00) for a first-time violation and a mandatory three hundred dollar (\$300.00) fine and booting of a vehicle for the second offense. Booting of the vehicle shall occur if the fine from the first violation is outstanding. The owner of the vehicle shall be responsible for all costs associated with the booting.

(3)

In addition to any penalty provided or imposed, violation of any provision in this Section is a public nuisance, disturbing the peace and injurious to the public interest, and may be fully or partially abated forthwith.

(4)

In addition to any penalty provided or imposed, violation of any provision in this Section is a public nuisance, disturbing the peace, and injurious to the public interest, and may be fully or partially abated forthwith, and may subject the offending property owner(s) to additional penalties pursuant to Pittsburgh Code [Chapter 670](#) Disruptive Property Abatement.

(Ord. 17-1991, eff. 5-24-91; Am. Ord. 22-1998, eff. 10-1-98; Ord. 24-2001, eff. 11-30-01; Ord. No. 4-2011, § 1, eff. 3-9-11; Ord. No. 28-2015, § 1, eff. 8-11-15)

May 4, 2022

Attn: Mayor Antoniak and Members of City Council



The following items list the accomplishments of the planning Commission for 2021

- Supported the Jeannette Initiative:
 - Several of the Planning Commission Members are attending the meetings
- Discussed the progress on the Jeannette Amphitheatre. Dedication was in July.
- Reviewed the question of rental signage on various buildings
- Worked with Developer Marcy Stein of Marcy Stein Co. on the former PNC Bank building at 400 Clay Ave.
- Discussed changes required to the current zoning ordinance
 - Clarification needed to the sign section, specifically rented signs attached to buildings
 - Permitted land uses updated to include Urban Chickens, Beekeeping, marijuana dispensary, Group Homes etc
 - The PC is going thru other municipalities to compare what is different.
 - Mr. Whetzel proposed some changes to the current zoning.
- Discussed request from Dr. McHugh on support of the former Oakford Park property. Rejected any comment since it is not in Jeannette.
- Worked with State Historic Preservation Office to review the requirements to have the downtown district nominated to be a Federal Historic District. This was presented to City Council and no vote was taken.
- Reviewed Zoning Appeal application from Ms. Janet Ali for a B&B. Recommended approval to the Zoning Hearing Board.
- Reviewed a consolidation plan for Mr. Christopher Miller to allow a shed to be built. Recommended approval to City Council
- Reviewed updates to the Planning Commission By-laws
- Noted that starting September 2021, the PCC agenda must be to the City Clerk at least 24 hours before the meeting to allow for posting on the website and public review.
- Discussed the Former Jeannette Glass plant on Chambers Ave. The property is still owned by the Zion Family and the vegetation is over growing the area. Should Jeannette attempt to take over the property
- Set the meeting dates for the 2022 calendar year.

Respectfully submitted

William G. Pacelli PE

Chairman City of Jeannette Planning Commission

Updated plans for Jeannette's former Monsour property could come in 2022, developer says



RENATTA SIGNORINI

Saturday, Jan. 1, 2022 11:00 a.m. | Saturday, Jan. 1, 2022 11:00 a.m.



An empty property along Route 30 in Jeannette that previously housed the Monsour Medical Center.

TRIBUNE-REVIEW



TRIBUNE-REVIEW

An empty property along Route 30 in Jeannette that previously housed the Monsour Medical Center.

Kathie Tanyer looks at the Colony Holding commercial developments ongoing in North Huntingdon and hopes something similar can be replicated at the old Monsour Medical Center property in Jeannette.

The local resident wants city officials to press developer Don Tarosky Jr. on his plans for redevelopment at the Route 30 property, which has sat empty since 2017 following a \$2 million demolition project. Council members this week said they have tried to meet with Tarosky but have been unsuccessful.

Tarosky told the Tribune-Review that plans could be brought to the city in 2022. He pointed to the global pandemic and local zoning issues as reasons for the delay.

“Despite having a number of political and economic hurdles, we’re gaining traction to present something again in the near future,” he said, declining to comment further.

A \$2.1 million sales agreement for the 6.4-acre property, which once was home to the Monsour Medical Center, was approved in September 2017 between Colony Holding and the Westmoreland County Land Bank. Shortly after, Tarosky proposed building a gas station there, which led to a back-and-forth vote over zoning at the property as newly-elected council members joined the group in January 2018.

In a late December 2017 decision, council approved an amendment to the zoning ordinance that would have allowed a gas station — a decision that went against a planning commission recommendation. Days later, new board members set in motion a reversal of that decision. Tarosky then removed Colony Holding signs from the property.

The sale was finalized in August 2019 after a judge granted permission to close a 50-foot section of vacant land that once was used as a road. Colony Holding since returned its signs.

The Westmoreland County Industrial Development Corp. in 2017 finished a \$2 million demolition project there funded by local and state dollars. Demolition started in February 2016, drawing dozens of onlookers as the iconic nine-story cylindrical tower came to the ground. It had been a landmark at the city's entrance since 1971.

The land bank bought the former Monsour property in 2014 at a judicial sale for about \$15,000 after the hospital and adjoining buildings were left vacant. The medical center closed in 2006 after a series of failed state inspections.

Dear Editor: In response to the article about the former Monsour property in Jeannette posted on Jan. 1 2022 (<https://triblive.com/local/westmoreland/updated-plans-for-jeannettes-former-monsour-property-could-come-in-2022-developer-says/>) as a representative of the planning commission, would just like to state for the record that we were in favor of, and actually went through with, the zoning change needed for Mr. Tarosky to put in a gas station on that property. Yes, it turned into a contentious topic as cited in this newspaper (<https://archive.triblive.com/local/westmoreland/jeannette-council-allows-gas-station-plan-to-move-forward-at-monsour-site/>) but work was being done to accommodate the proposed development. Furthermore, what is curious, is all the developments happening at Mr. Tarosky's other properties along route 30, namely where the new Pediatric Associates of Westmoreland building is, not more than a 7 minute drive down the road from the former Monsour site. This property, in North Huntingdon, required a large amount of site development to be ready, whereas the former Monsour property is flat and ready for the ground to be broken. Even though he did buy the property, and therefore paying taxes on it, in Aug. 2019, there have been no other proposals brought forward with the property. We understand Covid had its effects, though some more communication from Mr. Tarosky would be appreciative, along with some candid answers about why this property has been overlooked when so many of his other properties are being developed. We will be as open as possible to any new zoning considerations brought before the Planning Commission, and to be as accommodating as possible. We meet the 2nd Wednesday of every month at 6 p.m. at City Hall, an open invitation to come and speak to us, Mr. Tarosky, about anything we can do to help you develop this property. Thank you.