

Meeting Date April 14, 2021

Attendance:

- Bill Pacelli, Chairman: present
- Alec Italiano, Co-Chairman: absent with cause
- Joseph Carle: present
- Donald Deguffroy: present
- Laura Smith: absent with cause
- Judy Soles: present
- Anthony DeNunzio: present

City Representatives

Chuck Highlands, City Councilman
Tim Witt, City Solicitor
Marcy Stein, Guest Speaker

Call to Order 6:00pm

Review and Approval of last minutes meeting. No comments on minutes. A motion was made by Joe Carle to accept the meeting minutes as presented and Don Deguffroy seconded the motion.

Old Business:

- d. Tim Witt was present at PC meeting to address several issues:
 1. Signs – How long is the permit or sign fee good for, ordinance implies that it is good for the life of the sign unless a lesser period is determined and set by council. Any shorter period for the fee permit should be stated on the application and approval permit. Each time the sign or its content is changed, it would require another review and warrant new application and permit fee. The collected fee should be going to the City to offset the City's zoning administration. City Council sets the fee schedule or could delegate that responsibility to another official or public body. New Zoning Ordinance in 2017, signs prior to that date would be grandfathered unless the sign changes. Questions for Mr. Whetzel, copy of application to PC, fee schedule, duration

of the permit and where the fee is going. Joe Carle made a motion to send letter to Mr. Whetzel, Don Deguffory seconded the motion, requesting the above.

2. Tim agrees with the additions the PC would like to make to Permitted Land Uses (section 2.14), also should include Urban Chickens, Beekeeping and AirBNB. Suggested we review the Mt Pleasant Zoning Ordinance for language. Tim said he would review after we make changes and additions.

3. Group Homes-cannot discriminate. State law very protective, Fair Housing Act cannot discriminate. Conditional goes before City Council, Special Exception requires a public hearing and presented to the Zoning Board. These amendments would be made so that the proper departments i.e., police, fire, ambulance, are advised of the occupants of the property. State does not notify of Group Home.

4. Bill asked Tim if there is language the city can use with the utility companies to have the utilities be responsible for replacing the whole line when there have been several breaks on the same line. Newly paved roads have repeatedly been patched in a shoddy manner. Tim states the PUC always sides with the utility. Bill's plan was for a 5 year paving program where the utilities would be advised of the paving schedule and if their lines were over a certain age now was the time to replace, the cost could be absorbed by all concerned, at a savings in the long run. Communication is the key but we can't force the utilities to work together and the PUC always sides with the utilities. We appreciate the time spent, guidance and expertise shared by Tim. Thank You for attending the PC meeting.

a. Laura's presentation of the Plan for Reinventing Downtown Jeannette, discussion on the Jeannette Initiative and Forward Cities meeting have been tabled for the May Meeting of the PC.

b. Rob Fejes presenting an artist rendering of the sign for the amphitheater. The area around the amphitheater looks like it needs to be reseeded. The cost is approximately \$2,000 for the work including topsoil and seed. Jack Brown does not have funds for this project. Once the amphitheater is open for business the Community Band will be the first performers, Memorial Day Celebration.

c. Progress on discussions with Redevelopment Authority tabled for May PC meeting.

e. Update on website tabled for May PC meeting.

f. Alec to follow-up at the May PC meeting on his discussion with Mr. Antonacci.

g. Tim advised the PC to review the Municipal Planning Code, specific cause for removal of a PC member.

h. Marcy detailed several ways to obtain funding for the 400 Clay Ave project. Discussed SHPO, State Historical Planning Office, whether we apply for the building only or designate a historical district. The historical tax credit is 20% on the federal level and 20% on the state level but Marcy advises the state has no money so the most from the state level would be \$500,000. National Park Service determines the eligibility along with SHPO. Mr. Callahan has reached out to Marcy and is willing to help with the decision of how we should proceed, whether as just on the building or if it would be more beneficial for the city to designate a historical district. Marcy does not know if there is a cost involved for Mr. Callahan to review options. Further discussion next meeting. Discussion on museum for 400 Clay Ave project tabled for May PC meeting.

New Business

a. Dr. Regis McHugh and his wife have purchased the Oakford Park property. His dream is for the area to be turned into a state park with green space, pool, a small museum detailing the flood of 1903, pavilion for concerts and community events. The McHugh's are willing to donate this land for a public or private partnership to develop this area. Dr. McHugh was advised that the Oakford Park is not in the city of Jeannette, but the Westmoreland Conservatory may help and Marcy Stein is going to reach out to him. Jeannette annex? Recommend to Council? Tabled for more discussion in the May PC meeting,

b. Cornerstone Trucking looking to purchase property on the corner of Magee and 4th Street and a building along 5th Street. Council has some concerns. Tabled for May PC meeting.

Public Comment: None

Adjournment: 7:35pm