

**Special Public Meeting
Committee Meeting September 4, 2001 7:00 p.m.**

Present: Mr. Rodgers, Mr. Rovansek, Mr. Danyluk, Mr. Krupa, Mr. Strittmatter, Mr. Kory, Mayor Koval, and Judy Czyrnik, Secretary

Absent: Mr. Pile-out of town, Jan Bosley, Dr. Appointment

**Visitors: Mike Bukowski-Magerko & Associates
Ron O'Shersky-Mineral Point
John Daloni-9 Harding Street
Ray Hartnett-3 Wren Street
Herb Ewald-335 Southmont Blvd.**

Notes

In the absence of President Pile, Vice President Richard Rodgers opened the Special Public Meeting on September 4, 2001 at 7:00 p.m. After the pledge to the Flag, Vice President Rodgers turned the meeting over to Mr. William Krupa who gave the visitors a summary of the purpose of this meeting. Mr. Krupa read from the minutes of the August 20, 2001 meeting of Council, at which time Mr. Bukowski submitted a proposal to Southmont Borough for the purchase and development of the Wren Street property. Mr. Bukowski was informed at that Council meeting that the residents are to be informed of any proposed development of the Wren Street property. The residents expressed concern for water run-off and the cutting of the trees. Mr. Bukowski's proposal is contingent on three items, 1.) that the street connected to the property be abandoned, 2.) that the subdivision and development receive all necessary approvals, and 3.) that this tract along with the adjoining tract already owned by Magerko & Associates be merged. Mr. Bukowski was advised that his proposal would not be decided by Borough Council. These issues are made by the Zoning Hearing board. Council's only decision would be if the property is to be advertised again for sale and if they accept the bids received. Mr. Bukowski agreed to attend an informational meeting to advise the residents of his proposal. Therefore, this Special Public Meeting was advertised to advise the residents of any proposed development. Mr. Krupa stated that the duties of the Southmont Borough Council are to constantly review the properties owned by the Borough and to ensure they are being used in the most effective way for all of the residents of the Borough. Mr. Krupa continued that this piece of land is currently dormant and for Council to allow this to remain dormant would be a disservice to the people of the Borough of Southmont, when the land could be sold and placed into taxation, which could have a positive impact on each of the 2400 plus residents. At this point, Council has not made a decision on whether or not to re-advertise the property for sale and no final decisions can or will be made tonight, on the other hand selling the property for an unacceptable use is not the intent of Council. This meeting tonight is informational and chance for residents to express their concerns answered. Mr. Krupa called upon Mr. Bukowski to make his presentation.

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Mr. Bukowski presented drawings and a map of his proposal for the development of the former Wren Street playground property. Mr. Bukowski began his presentation describing the intentions of Magerko & Associates for the development of what he refers to as the "Southmont Commons Townhouses". Mr. Bukowski's proposal shows that the currently owned property fronting 400-406 Southmont Blvd. will be renovated to match the new proposed development of 7 new townhouse units. Currently there are four units on Southmont Blvd., with carport parking for each unit.

This carport will be moved and access to the proposed property will be made thru the current driveway of the units on Southmont Blvd. These units were built about 30 years ago. Each new proposed unit is 24 feet wide and 28 feet deep. Each unit will be equipped with a carport. Additional parking spaces will be available on the tract. The property has all the utilities at curbside, it is close to the business district and within walking distance of the Hospital.

Mr. Bukowski continued with the fact that the drawback of this property is that it is on a steep hillside and access is limited to Weir Way only. This concern is addressed by the design and construction of the units at different levels. Underground channels constructed several years ago for water management will not cause a concern. The site would be re-landscaped with the current exit being utilized as the new entrance to all 11 units. (7 new proposed units and 4 existing units)

Mr. Bukowski stated that there would not be any strip cutting of the trees and his intention is to keep all trees intact and remove only the necessary ones needed for the construction, which should be very few, as the plans are to build mainly on the former playground pad. Plans are for the site to remain a wooded area.

Mr. Rovanssek questioned if this would be the only development on this property. Mr. Bukowski stated that he foresees no further construction on this site. He would be defeating his purpose with run-off. Mr. Bukowski is planning a water retainage system that will basically provide a holding pond for all the run-off. Currently we have no provisions for this natural run-off. Mr. Rovanssek was concerned if there was adequate parking for the units. Mr. Bukowski stated that there was more than enough for each unit plus 2 additional spaces per unit.

Mr. Danyluk asked about the dimensions of the property. Mr. Kory asked if they were rentals or for sale. Mr. Bukowski stated they are strictly rentals. No plans to subdivide at a later date. Mr. Bukowski also stated that he is planning a fence and buffer along the hillside just above the Medical Center and along the left side facing the property.

Mr. Bukowski completed his presentation with the fact that he is proposing to take a abandoned piece of property and make it a valuable investment for the area. The purposed cost of construction is \$750,000, thereby generating substantial taxes, etc. Mr. Bukowski believes that the Greater Johnstown area needs upscale rental properties.

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Mr. Rovanssek related to the trees again. Mr. Bukowksi stated that it would be a mistake to timber this property. It would cause problems for his existing 2 properties. Mr. Rovanssek asked what the projected rental fee will be. Rentals will be \$600.00 to \$650.00 per unit.

Mr. Ewald questioned if there were any other projects that were done by his group. Mr. Bukowski invites members of Council and residents to look at his projects in the Richland area known as Bedford Commons and the latest project known as Bedford Condo's. Mr. Bukowski volunteered to meet at any mutually agreeable with Southmont residents to walk the Wren Street property.

Mr. Ewald was also interested if the Borough or Magerko & Associates has enough knowledge to allow the extra sanitary sewer flows generated by this amount of construction. Mr. Danyluk explained the latest equipment installed recently to check flow monitoring and explained that any new sewer taps (EDU'S) would have to be submitted to the Department of Environmental Protection. Southmont has a continuous monitoring program in effect to eliminate ground water and spring water into the Sanitary sewer system. We are working with Upper Yoder as their sewerage and storm water flows thru Southmont's lines.

On a question from Council, Mr. Bukowski informed all present that two 24 foot units would be attached providing two 48 foot townhouses. The proposed unit that would be built on the lower section of the property will be three 24 foot units attached.

Mr. Ewald was interested that this project does not become an eyesore as the PineBrooke Development (Cheney Oak Drive) area has become. The area is not visible now during the summer, however during the fall and winter this site is not worthy of Southmont. Mr. Rodgers asked what the time frame for construction was? Mr. Bukowski stated he plans to work with the Borough on Zoning guidelines etc, and his project would be scheduled to begin early Spring and be completed by July 2002. Mr. Ewald referred to the cyclone fence at the holding pond on Cheney Oak project and asked that something be done to hide how unattractive this looks.

At this time, Mr. Ron O'shersky was invited to speak on the Wren Street subject. Mr. O'shersky began with nonsense about nothing relating to the subject of discussion. Mr. O'shersky apparently had no interest in the Wren Street property and was asked to sit down by Vice President Rodgers and Council would move on. Mr. O'shersky refused to sit after being told by Mayor Koval that he was out of order. Mr. O'shersky still refused to sit and continued with comments unrelated to the Wren Street property, 911 was called to have him removed from the meeting. Mr. O'shersky left the building before West Hills Police arrived. He apparently was a political protester. (7:50 p.m.)

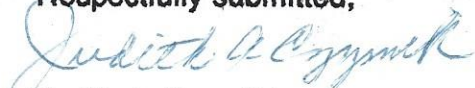
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Mr. Hartnett had nothing to say with the exceptions that the residents were not given enough notice to the meeting and he felt Mr. Ewald covered all the questions he might have had. Mr. Hartnett was interested in how the drawing related to the area of the Medical Building. Mr. Bukowski explained locations of the Overbrook Church, Medical Building and the proposed retention pond.

Mr. John Daloni asked if they will adhere to deed restrictions for this property. Mr. Bukowski stated that he will have the deed restriction in square footage written so that no further development can be done on this property. Mr. Daloni asked if there was any value on the timber on the property. Mr. Bukowski stated that he was not interested in the value of the timber, he had no plans to clear cut the area,

There being no more questions, the Special Meeting adjourned at 8:10 p.m.

Respectfully submitted,



Judith A. Czyrnik,
Borough Secretary