



**Monday, July 8<sup>th</sup>, 2019**

**Workshop Meeting @ 6:00 PM / Voting Meeting @ 7:00 PM**

**Call Meeting to Order / Moment of Silence / Pledge of Allegiance**

## **ROLL CALL OF COUNCIL**

**Councilperson Boyd – Present, Councilperson Canofari – Present, Councilperson Freshwater – Present, Councilperson Popichak – Present, Councilperson Sarsfield – Present, Council President Demko – Present, Mayor Riley - Present**

## **ZONING ORDINANCE DISCUSSION**

### **AJ SCHWARTZ – ENVIRONMENTAL PLANNING AND DESIGN**

**In terms of the amendment, largely everything focused on to date is in the D-1 District (one of the downtown districts). There are some areas that, because of the way definitions or some of the standards, are in the current ordinance. There are a few “modifications” in some of the other districts. These are in response to what is being suggested in D-1. For example, the borough currently has the definition for hotel/motel as combined. We’re suggesting that these be split into two distinct definitions, allowing hotel to be in D- 1 and allow a motel to be in other districts. Most of the focus is on D-1. We’ve made some additions to the land-use table. The first thing, we’ve created is downtown public space term as a land use term. We also did that with Green Space, Hotel and Motel, Small-scale sit down restaurant and Large-Scale sit down restaurant. Today you allow just “restaurant”. What we are trying to do is make a distinction between the size of the restaurants because of your parking requirements, maximum building square footage, etc. We felt that it was giving the borough, planning commission, and council a little more flexibility. Where we did allow a larger scale sit down restaurant that would be a conditional use. That’s where you, as Council, would be able to establish some specific standards once you know where a proposal is actually made. All that happens within the D-1 District. It will ripple into a couple other districts.**

We can pinpoint modifications. Some changes to Area and Bulk Standards – new construction in terms of the D-1 District will require a minimum building height of 20 feet. This was an item that was previously talked about but never enacted specifically. It doesn't necessarily mean there is a second floor to a building, but anything facing the street would be a building height of at least 20 feet. If you look down Mansfield there are some buildings that are only one story but have a "frontier" façade. A similar thing could happen in terms of Main Street. Another item is a one story in terms for a hotel if you would allow a hotel to be in a D-1 District. To see the actual building height that you currently allow go to 75 feet. The thinking behind that is on the ground floor, because it would be non-residential, may have a component of parking. The maximum building footprint in the D-1 District that pertains to retail tenant space would be 2,500 square feet.

There are a series of Conditional Uses (listed in detail on handout). These go in line with the additions to the land use table. New definitions have been added and we've created a series of urban design standards for green space downtown and public space provisions. If you look at the second document that was handed out for review, that shows all the changes specifically in the ordinance.

### **KEN DOYNO – ROTHSCHILD DOYNO COLLABORATIVE**

We've been working with the Troiani family, owners of the Papa J's site. We appreciated receiving a copy of the in-process zoning changes. We have some concerns and hope to understand the limitations to the density. Things we still need to understand specifically are the changes to the parking provisions and how those could be implied; changes to the developer's agreement; and the use of the public space and its interim use. We want to be clear about the logic behind the changes so we can pursue some development. Our client owns and has secured the additional sites at the center of Carnegie at Main Street and Broadway with the intent to facilitate in that development. Prior to the fire, Papa J's had 300 seats across two buildings, the three story external building had eleven downtown flats on the upper floors. By the zoning code, those downtown flats are still allowed. 210 Main Street had two units that were never finished. After the fire, purchasing 212 and 214 added additional units. These actually covered close to 100% of the block.

Prior to this we provided a test fit for a large sit down restaurant to replace Papa J's with a free standing 400 seat capacity at approximately 11,000 square feet. The 20 foot minimum height would have applied here. In the interim time, we have sketched a plan for a development that would include Papa J's on the ground floor and residential apartments above. We want to work with you through the zoning code provisions, particularly the parking provisions. We think this would also warrant a map revision. Right now, Williams Way divides the D-1 District from the C District. We think it would make sense to have the D extended over that site to allow for that to avoid the pursuit of variances in the pursuit of a project, which is what we'd like to avoid.

In addition, we would like to work through the development process to improve the road network pathways, which is outside of the realm of the zoning ordinance. In addition to redrawing the zoning map, we're cautious about the 2500 square foot maximum tenant size. There is already a 5000 square foot cap under the retail zoning code. Obviously the large sit-down restaurant would be a conditional use and we'd prefer that to be a use by right. The exempt parking for downtown flats is a little unclear in allowing for off-street parking. We really need clarity to make sure we can properly develop and advance the provisions with relation to the adjacent sites in a way that does not require variances.

We appreciate being included in this process and look forward to moving ahead so that the zoning doesn't inadvertently result in the need for variances or further delay or disruption to the development process on this site. We wish to meet with you, zoning staff, and code consultant prior to that language being entered into the adoption process. We would like to find time for that prior to that ratification start and ultimately work towards a developer agreement for the uses on this site. Our ultimate goal is to help make the downtown area healthy and vibrant with this family's restaurant and the adjacent and associated development being at the core of the community. Thank you for this opportunity.

#### **PUBLIC COMMENT ON LISTED MOTIONS**

Giocondo Deluca – 899 Chartiers Avenue – house was recently flooded and this keeps reoccurring. I'm old and don't have any help. I've been promised this would be fixed. Would appreciate if the Borough would do something about the sewer and water problems. Per Keith Hatcher, this is a problem for the County. They have been called but it takes them 1.5 hours to get here. In the meantime, the DPW will make sure the sewer stays cleared so the house doesn't get flooded. Discussion continued and this will be looked into and addressed immediately.

#### **SWEARING IN OF OFFICER DAVID BUTLER – Mayor Stacie Riley**

*I, David Butler, do solemnly swear that I will support, obey and defend, the Constitution of the United States, the Constitution of this Commonwealth, the laws of this Commonwealth, and this governmental subdivision. And that I will hold, obey and enforce the law and discharge the duties of my office with fidelity, without consideration to a person's race, color, sex, religious creed, sexual orientation, age, national origin, ancestry, handicap or disability, as a police officer for the Borough of Carnegie, Pennsylvania.*

#### **ADMINISTRATION (Councilperson Canofari)**

**MOTION to approve the Minutes from the Council Meeting on June 10<sup>th</sup> and July 1<sup>st</sup>, 2019.  
Seconded by Councilperson Popichak –Vote: UNANIMOUS, MOTION CARRIED**

**MOTION to permit the Borough Manager to execute a three (3) year agreement between On Demand Energy Solutions and the Borough of Carnegie to purchase Natural Gas Service for the Borough Building and Borough owned property/facilities (Snyder Brothers, Inc.).  
Seconded by Councilperson Popichak – Roll Call Vote: UNANIMOUS, MOTION CARRIED**

**MOTION to advertise Ordinance No. 2463, an ordinance of the Borough of Carnegie, County of Allegheny, Commonwealth of Pennsylvania, authorizing the delegation of powers set forth in a joint municipal agreement for law enforcement services with respect to the shared use of holding cells with the Borough of Heidelberg.  
Seconded by Councilperson Popichak – Vote: UNANIMOUS, MOTION CARRIED  
(Chief Kennedy offered an explanation that Heidelberg requests the use of our cells and will reimburse Carnegie for all costs.)**

**MOTION to authorize the municipal solicitor to draft a conditional sale agreement for the municipal owned property located at 333 Wilcox Street (Lot-and-Block 103-C-290).  
Seconded by Councilperson Popichak –Roll Call Vote: UNANIMOUS, MOTION CARRIED**

**FINANCE (Councilperson Boyd)**

**MOTION to approve the July 2019 Bill List and Bill List Addendum.**

**Seconded by Councilperson Popichak –Roll Call Vote: UNANIMOUS, MOTION CARRIED**

**PUBLIC WORKS (Councilperson Freshwater) – nothing for this evening.**

**PUBLIC SAFETY (Councilperson Sarsfield) – nothing for this evening.**

**CODE ENFORCEMENT AND COMMUNITY DEVELOPMENT (Councilwoman Popichak) – nothing for this evening.**

**COMMITTEE REPORTS**

**Administration – nothing for this evening.**

**Finance – nothing for this evening.**

**Code Enforcement and Community Development – nothing for this evening.**

**Public Works – nothing for this evening.**

**Public Safety – nothing for this evening.**

**President's Report – nothing for this evening.**

**MANAGER'S REPORT – ARLE Grant is being worked on by Administration. Looking to put a rapid flash beacon at Franklin and Washington Avenues near the elementary school. When there is not a crossing guard, individuals will find it easier to cross themselves. We've also applied for an update of the signs and signals that are there now as those need updated. We should know in a few months if we are successful. We are going to be submitting an application to the Active Allegheny Program. Our plan is to gather more information on the two park and rides and how those can be incorporated more into the community, whether it be bicycle lanes or getting people closer to the business district. This is a planning grant. Another item administration is working on is welcome packets for residents, businesses and landlords.**

**CARNEGIE VOLUNTEER FIRE DEPT & EMS REPORT – for the month of June 2019, there were 30 fire calls. Number of ambulance calls was unavailable.**

**MAYOR'S REPORT – Police Dept. activity for June 2019; Criminal Arrests and Citations – 18; Traffic Citations – 39; Traffic Stops – 39; Parking Tickets – 108; Complaints and Self-Initiated Activity – 737.**

**Pleased to announce that on Monday, July 1<sup>st</sup> we had a ribbon cutting ceremony to welcome Scoops to Carnegie's Main Street. We are excited to have them here and wish them nothing but success. Their summer hours are from 11 a.m. to 10:30 p.m. Stop down and enjoy and a sweet treat.**

**A huge thank you to Council President, Sue Demko, her sister Mimi, our DPW, Carnegie Police Department, CVFD, and all the volunteers that helped to make our July 3<sup>rd</sup> celebration a success. The fireworks were amazing and the weather cooperated.**

**Events for July: Sunday, July 14<sup>th</sup>, 21<sup>st</sup> and 28<sup>th</sup> is Carnegie Farmer's Market held in the East Main Parking Lot. It is thriving this year and according to the vendors is in the "Top 3" of farmers markets in the circuit. Much of this is due to Deneen in Administration with her constant follow up and weekly contact with the vendors. Friday, July 12<sup>th</sup> is the Carnegie Crawl. The theme is "Christmas in July". Also on that date at 6 p.m. is Open Mic Night at Higher Voice Studio; July 18-28<sup>th</sup>, Mama Mia will be performed at the Carnegie Library (please check website for times); Sunday, July 28<sup>th</sup> from 1-4 p.m. is the Carnegie Sip and Putt at Forsythe Mini Golf. This is a fundraiser for the CCDC and business community. Team tickets are \$100 and there are five slots left.**

**Lastly, we are happy to welcome Officer David Butler to the Carnegie Police Department. We believe he will be a great fit for Carnegie.**

## **GENERAL PUBLIC COMMENT**

**Bob Podurgial – 602 Sarah Street – is requesting a temporary enclosure for the farm at St. Fiacre to prevent rabbits and deer from eating all the plants. Per borough manager, council has just received the documentation regarding this. This will be reviewed and discussed in the very near future.**

**Steve Horowitz – (works with the Urban Farm) – visited a few local restaurants today and they are interested in this produce. If a fence isn't put up, animals will get to the garden and there will be nothing left. Fencing has already been bought at Lowes and I feel that you should allow this fencing to be put up. I don't know why it takes so long to make a decision. Discussion continued with council regarding the zoning. Suggestion to be taken under advisement and action will be taken soon.**

**Brandi Cramer – Carnegie resident – had concerns about cars being towed at the next Carnegie Crawl. Per Chief Kennedy, that will not happen this time.**

**Marlene Pendleton – Carnegie business owner – discussed parking tickets received and cars towed from the Family Dollar lot at June's Carnegie Crawl. Wanted to know what people should do with tickets (turn them into the borough). Discussion continued and reassurances were given that this will not happen again.**

## **COUNCIL GOOD AND WELFARE**

**Councilperson Sarsfield – Thanked Council President Demko and her sister Mimi for doing another great job at the July 3<sup>rd</sup> celebration. Emmett played some great patriotic music. It was a great event and the rain held off! Hope to see everyone at the next Crawl.**

**Councilperson Canofari – commended Councilperson Popichak for all the work she is doing for Carnegie's 125<sup>th</sup> Celebration. Also commended Keith Hatcher and DPW for always going above and beyond.**

**Councilperson Popichak – Carnegie's 125<sup>th</sup> Celebration will be August 9, 10 & 11. You will be seeing a lot more about this in the next few weeks. There will be a Crawl on the 9<sup>th</sup> and a carnival atmosphere will be in town on Saturday on West Main Street. The Historical Society and the Carnegie Library have many events planned. Sunday will be the Farmers Market and the CPD Car Cruise. The whole weekend will be full of activities that are free. Come and enjoy and help Carnegie celebrate its 125<sup>th</sup>!**

**Council President Demko – discussed the opening of Scoops in Carnegie and a visit there with her family. Visited some shops in Carnegie and encouraged others to do so. Thanked everyone who helped with the July 3<sup>rd</sup> celebration.**

**MOTION TO ADJOURN**

*The Borough of Carnegie Code of Ordinances is available “on-line” at  
[www.carnegieborough.com](http://www.carnegieborough.com)*