

## Planning Commission Minutes – April 7, 2021

**PRESENT:** Chairwoman Nancy Moore and Member(s): Joe Becker, Ed Andrulonis and David Volpe

**ABSENT:** Member Diane Bernardo

**STAFF:** Code Enforcement/Zoning Officer, Zac Lawhead; City Solicitor, Toni Cherry; City Manager, John “Herm” Suplizio; and Administrative Secretary, Bobbie Shaffer.

The meeting was called to order at 4:16 p.m. by Planning Commission Chairwoman, Nancy Moore.

### **Approval of Minutes – March 3, 2021**

The motion was made by Becker and seconded by Volpe that the Planning Commission accept the minutes of March 3, 2021 as presented by the Administrative Secretary.

#### **VOTE**

**AYES:** Commission Members: Volpe, Andrulonis, Becker and Chairwoman Moore

**ABSTAIN:** None

**NAYS:** None

**MOTION PASSED:** 4 – 0

**Visitor’s Comments:** None

**Old Business:** None

#### **New Business:**

##### **Edward Walsh/Samantha Decker - Subdivision/Lot Consolidation**

Code Enforcement/Zoning Officer Lawhead presented the request to Planning. Mr. Walsh and Ms. Decker have adjoining businesses on McCracken Run Road. Ms. Decker has a preschool and would like to extend the play area. Mr. Walsh is proposing conveying 246.69 square feet to Ms. Decker. The plan meets all requirements for setbacks, lot size and parking.

City Solicitor Cherry asked if Ms. Decker will be consolidating the property with her current Deed. Lawhead confirmed she would.

Mayor Walsh asked City Solicitor Cherry if he should abstain from voting on this on Monday. She confirmed he would be. He asked if the Vice President of Council should sign any documents concerning this transaction. Cherry confirmed she should.

The motion was made by Andrulonis and seconded by Volpe that the Planning Commission recommend to Council that they approve the plan.

#### **VOTE**

**AYES:** Commission Members: Volpe, Andrulonis, Becker and Chairwoman Moore

**ABSTAIN:** None

**NAYS:** None

**MOTION PASSED:** 4 – 0

City Solicitor Cherry stated that the motion should have stipulated that Ms. Decker execute a Deed consolidating the property with her existing property. Otherwise, if this property is left out there hanging it would be a substandard lot.

The motion was made by Andrulonis and seconded by Becker that the Planning Commission recommend that Council approve the plan contingent on Ms. Decker executing a Deed consolidating the property with her existing property.

**VOTE**

AYES: Commission Members: Volpe, Andrulonis, Becker and Chairwoman Moore  
ABSTAIN: None  
NAYS: None  
MOTION PASSED: 4 – 0

**City of DuBois - Sewer Plant (VFW/Railroad Property) - Consolidation/Subdivision**

City Manager Suplizio stated that the City is building a new Sewage Treatment Plant which will be located in both Sandy and DuBois. We would like to consolidate the two pieces of property we recently purchased from the railroad and the VFW with our existing property making it into one parcel. Currently our Sewage Treatment Plant is located in Sandy Township, but the existing bridge to the plant is not structural sound. Therefore, we have to build a new route to the plant. The new route will come in off of Fuller ST by the VFW.

Member Volpe asked if the new road will affect the homes by the VFW. City Manager Suplizio said no they would be staying by the creek on the VFW side.

City Solicitor Cherry asked if on the railroad land we just purchase, would we be traversing land in Sandy Township. If so we will have to go before the Sandy Planning Commission for approval. Lawhead confirmed we do have to go before Sandy with the same plans he showed to Planning tonight.

Member Andrulonis asked if we would have to make a motion that stated contingent on Sandy Township's approval. Solicitor Cherry stated that the City is not subject to any of its own Ordinances, therefore this item was brought to Planning as a courtesy.

The motion was made by Volpe and seconded by Becker that the Planning Commission recommend to Council that they approve the Consolidation/Subdivision as presented.

**VOTE**

AYES: Commission Members: Volpe, Andrulonis, Becker and Chairwoman Moore  
ABSTAIN: None  
NAYS: None  
MOTION PASSED: 4 – 0

**Adjournment**

The motion was made by Volpe and seconded by Andrulonis that the Planning Commission adjourn.

**VOTE**

AYES: Commission Members: Becker, Volpe, Andrulonis and Chairwoman Moore  
ABSTAIN: None  
NAYS: None  
MOTION PASSED: 4 – 0