

Planning Commission Minutes – July 5, 2023

PRESENT: Chairwoman Nancy Moore and Member(s): Diane Bernardo, David Volpe, and Ed Andrulonis
ABSENT: Member Joe Becker
STAFF: Code Enforcement/Zoning Officer, Zac Lawhead; Interim Manager/City Engineer/Public Works Director, Chris Nasuti; City Solicitor, Toni Cherry; and City Secretary, Bobbie Shaffer

The meeting was called to order at 4:15 p.m. by Planning Commission Chairwoman, Nancy Moore.

Approval of Minutes – June 7, 2023

The motion was made by Andrulonis and seconded by Volpe that the Planning Commission approve the minutes of June 7, 2023, as presented.

VOTE

AYES: Commission Members: Volpe, Andrulonis, and Chairwoman Moore
ABSTAIN: Member Bernardo (Due to Absence)
NAYS: None
MOTION PASSED: 3 – 0

Visitors Comments: None

Old Business: None

New Business:

Paul Cavalier – 908 W. Weber – Modification of front yard setback

Code Enforcement/Zoning Officer Lawhead stated that Mr. Cavalier was requesting the modification to enlarge the front porch; currently the porch is 4' x 4'. In order to enlarge the porch they would need to infringe upon the setback by 8'. So, the setback would be 52' from the road instead of the 60' requirement. However, it was observed that there are two other houses on the street and this house sits further back than any of the other houses.

Chairwoman Moore felt that it would be an improvement to the property as the steps are very steep and you would have to infringe on the setback if you needed to install a ramp. She noticed that there was one other ramp in the neighborhood that comes out to the sidewalk.

Solicitor Cherry clarified with Lawhead that the other houses are closer to the road. Lawhead confirmed.

Member Andrulonis asked Nasuti and Lawhead if there were any concerns. Lawhead said none, he feels this would dress up the house and make it more functional.

The motion was made by Andrulonis and seconded by Volpe that Planning Commission recommend to Council that they approve the request from Mr. Cavalier for a modification of the front yard setback from 60' to 52' to accommodate enlarging the front porch.

VOTE

AYES: Commission Members: Bernardo, Volpe, Andrulonis, and Chairwoman Moore

ABSTAIN: None
NAYS: None
MOTION PASSED: 4 – 0

Jeff Langdon/Catherine Bartruff – 525 Liberty Blvd (DuBois Manor) – Conditional Use
Code Enforcement/Zoning Officer Lawhead thought that Mr. Langdon and Ms. Bartruff would be in attendance.

Member Andrulonis asked if this purchase was conditional on the modification be approved.

Lawhead said no it is a conditional use.

Nasuti said that they brought it to Planning Commission because they didn't know how to address the request. Student housing is not mentioned anywhere in our Code of Ordinances.

Andrulonis asked if this was similar to the property at the High School, the multi-tenant.

Nasuti said the issue with that one was the multi-family in an R-1 district, it must be an R-2 district; plus there was no parking. The one on Liberty Boulevard is in an Industrial Zoning District which is broad in what it allows.

Solicitor Cherry stated she has a lot of concerns about this property. Commercial uses that are permitted in a Commercial District can be added later, they can be used as conditional use. Chairwoman Moore and I were talking about this, and we just didn't get the debate down to you. Those are uses that must be accessory to first floor commercial use. So, this one doesn't do that. Long term rentals on the second floor and then only motel rentals on the first floor. What are they doing here, \$20,000 isn't going to fix this place.

Andrulonis asked for clarity on the owner, and are they buying this? Is there a sales agreement pending?

Lawhead believes there is a sales agreement pending, but he is not 100% sure. He gave Bartruff all the times and dates to be here and was hoping she was going to attend.

Moore said she really hesitates to put in any recommendation to Council without it being wrapped up the way it should be. She questions Jeff Langdon being a member. A member of what?

Cherry believes it's his LLC that is going to buy this place. Moore said it doesn't say that. Cherry asked who is making this request? Lawhead said Catherine Bartruff and Jeff Langdon were both here; I gave them the paperwork to fill out, they filled it out and brought it back.

Andrulonis said, so these are the buyers. Cherry said, potential buyers. Lawhead confirmed they are potential buyers.

Andrulonis asked if they can make a request for something they don't own? Cherry stated only if they have authorization from the seller/owner. Andrulonis said or a signed sales agreement or conditional sales agreement pending approval of this, right?

Moore asked if Ms. Bartruff is the manager now. Lawhead stated currently she has nothing to do with the property. Volpe said she will be the manager once they purchase the property.

Cherry said she is not the manager, Lawhead said he believes they have an LLC or have a property company that she is the manager of because she has owned other properties in the City and I have dealt with her. I think that is why she signed as manager but she doesn't having anything about LLC in here.

Cherry she doesn't have any standing to make this request unless they can produce a signed agreement from the owner that says they are going to buy it and the sale is conditional on granting this. It really should be the owner that comes forward and says this is what we want to do and we have say, if in fact Council has approved that. So are they going to continue to rent to the hospital where all the mental health patients that have nowhere to go get put?

Volpe said when he worked at the hospital if someone left and didn't have a place to go they would give them a couple of nights stay at the Manor. From there on I don't know what happened.

Lawhead stated that a part of the property is long term stay now. They have people that have been there for, correct me if I wrong Chief, they have people that are living there. Chief Clark stated he dealt with one this morning that had warrants and he had been there for three weeks; SAMS put him there. It is not just out of the hospital, they are coming out of rehab centers and everywhere else and putting them there. I had a confrontation, for lack of better words, with the guy from SAMS that keeps putting these people in there. We either deal with them at Sheetz or they're tearing the place up, they have drugs in and out of there, all kinds of stuff.

Lawhead stated if they want to buy this, keep it as a motel, operate it, and fix it up from the shape it is currently in, they don't really need anything from us.

Andrulonis stated that is what he was going to say, what do they need us for? Cherry said they don't. Lawhead said they don't if they are not going to make any changes.

Nasuti stated that they wanted to change the use from what they were doing previously, if you change the use it has to come through Planning so we can make sure they can be there and meet the parking requirements. I don't think we need to approve anything tonight, but I would like to be able to get back to them and say if you want to continue the use as a hotel that's great. If you want to change the use the paperwork needs to be submitted by the owners. Our advice is if you are going to get a change of use, we think it will or will not be approved. If you are going to move forward, you must meet the requirements of Commercial C which doesn't allow residential on the first floor.

Andrulonis asked for the difference. What did you just say, that's where I'm getting confused.

Nasuti said a Commercial District allows you to have residential as an accessory use but not on the first floor. So, if they want to have long term apartments, they must be on the second floor and the first floor could operate as a motel; now that is going to get into is it an accessory use? It is not an accessory use. I'm not even sure we could go that far of a stretch. Referring to Toni and Nancy, I think that is what you two were talking about earlier. Right?

Cherry said yes we were debating that.

Nasuti stated the bottom line may be, we leave it as a motel, or you go to a conforming use.

Andrulonis asked if someone said we are going to put 1.5 million into this and we want it all student housing. What would our role be? That would be a cleaner yes or no, correct? This long term and student housing, without the owner, this is a mess.

Moore asked Lawhead if they had any code violations.

Cherry said I assume you have code violations all over the place and you have legal violations; I assume that people are doing drugs and....

Lawhead stated he doesn't have anything right now but just go down and look at it, I could write a book on it probably. It's not like I can get in the rooms to see what kind of shape they are in. Chief Clarks been in more rooms than I have been, the last one I was in was burned up, looked like a charcoal box.

Andrulonis stated he would rather not give these people false hope, have the owner jump through a bunch of hoops making it contingent on the sale. I'd rather just drop the hammer and say no it can't be done. If you are looking at this, we say this isn't going to fly no matter what you do. As it is us telling them as a Planning Commission, we feel we should tell them here is how we could approve something like this and lay it out to them. If there isn't any intent to ever approve it, then we let them know that too.

Nasuti said, he feels that is how we should leave it tonight. Let them know one way or the other. Andrulonis said let's not give them a laundry list to come back with and then say nope can't do it. If you do these things, there is a likelihood that you will get approved. If there is never going to be any conditions in which we approve this, then let's kill this thing right now.

Cherry said we have student housing, Andrulonis said we need more student housing, Cherry said no question. Cherry went on to say, we have it in the middle of a mixed use because it was attached to a school. It was the Business College with Penn State on the other side. Because we had two schools, it's an educational thing, and so it's there where it probably shouldn't have been. But because they are out there, so is the student housing.

Nasuti said I think on that student housing you are talking about; someone wanted to buy that, and use it for other student housing and we wouldn't allow it because it is connected to the school. Lawhead said, now they have business offices in there and other small businesses on the first floor and there still is housing up above.

Cherry's question is about Jeff Langdon, he's a member and his business is in California. Now, I just want to present some things. We have enough trouble getting things resolved through absentee owners. Andrulonis added and people that live here. The absentee owners that live across the county, we can't get to respond to us. My concern is, I don't know how you are going to remodel this motel and parking lot with \$20,000. I mean we are talking; I don't think he could do it for \$200,000. All of it must be fixed, you would have to redo everything, you are talking a million dollars to fix this thing.

Volpe asked if anyone would want their kid to stay in one of those rooms the way they are now. No way.

Andrulonis said I haven't been in them Dave.

Volpe said he hasn't either but look at the outside.

Cherry said she has concerns about the pedophiles living in student housing on E. DuBois. Why can we not get that fixed, and that is student housing they are violating that. That is Tim Britton, and he does not worry about any rules.

Nasuti said he's okay and he thinks that Andrulonis is going this way, we just tell them it's not a residential place and they can have it as a hotel but not as student housing or residential. I think that is appropriate.

Cherry agreed. She thinks it's lovely, a large parcel and you could do some incredible things with a wise developer. But we are talking about a huge financial investment. My idea about motel and extended stay, that's a new concept in most motels. You list them as extended stay, make them into suites, and you have little kitchenettes so people who come here on business and have to stay for a while.... Andrulonis said the guys on the rigs are doing more of that. If they are going to be in the area for a couple of months, they may give them a discounted rate of \$30 a day or \$1,000 a month or something like that.

Moore said, what you are telling me is, there is no code enforcement in those properties. Chief, you have been in some of them. Chief stated that he has been in them quite often. Moore said we have no idea what they are like. The Chief said, they are trashy, they are dumps. They are absolutely dumps, and he's not sure about second means of egress and all of that if you have an extended stay. I am sure there are things that are going to fall into place.

Moore said it has sat there, and I am willing to let it set there until that area can be developed. I don't care how long we must wait.

Andrulonis was curious about the sales price.

Lawhead said \$800,000.

Bernardo wanted Moore to confirm the sales price.

Andrulonis asked how she found out. Moore said she did what she used to do when she was a realtor and went to a friend that is still a broker. Is she guessing or is that the price.

Moore said it is actual. Andrulonis asked if there was a sign up by the boulevard. Bernardo asked if Moore told her \$7,000. Moore said it was almost \$8,000. Everyone clarified \$8,000 or \$800,000. Moore confirmed \$800,000.

Clark felt if it was \$8,000 we could all go in and purchase it.

Lawhead stated as of March 1st it was listed at \$799,000.

Andrulonis felt it was a lot of square footage.

Nasuti said it is a good size lot and it crosses the stream too.

Andrulonis asked if the hobby shop was included in this too. Cherry said no. Lawhead said that the hobby shop did sell or is in the process of selling. Someone bought Fishell's. Cherry wanted to know what they planned to do with Fishell's. Clark felt they could put something downstairs. Lawhead stated that he wants to fix up all the apartments that are above it. Andrulonis was surprised that there were apartments above Fishell's. Cherry stated if you are looking toward Fishell's going down the boulevard you can see how bad they look over the top of the motel. Lawhead said the new owner wants to put in climate controlled storage in the back, there are two store fronts; one would be some type of a bakery/sub shop type thing and the other store front they really haven't decided. He seems to have the means and the motivation to do it. Cherry said wonderful.

Andrulonis asked for help with the motion so we can move on.

Cherry said student housing, we have residential housing and student housing is permitted inside of that not at all.

Nasuti stated we need to address student housing as the wording is not in our code book at all, they list boarding houses, boarding rooms which is the closest. To be a boarding room according to our ordinance, you have to also serve meals.

Moore stated that the realtor for this deal is from State College and State College has student housing regulations; we need them. Cherry would like to get those. When we have absolutely nothing else to do, which will never be. We should look and see where we want that, because we do have housing throughout that probably isn't right.

Cherry said if you don't mention it in your Ordinance, it is something that is allowed as a special exception. Cherry doesn't think we want to go there.

The motion was made by Andrulonis and seconded by Volpe that the Planning Commission recommend that Council reject the request of Mr. Longdon and Ms. Bartruff to change the conditional use at 525 Liberty Boulevard on the grounds that the application was incomplete, lack of information, the use is not permitted, and they lack standing as they are not the owners of the property.

VOTE

AYES:	Commission Members: Bernardo, Volpe, Andrulonis, and Chairwoman Moore
ABSTAIN:	None
NAYS:	None

Nasuti said he thinks he's looking for a way to legally keep them out. Chief Clark said don't we have the statute that .. Cherry said adult entertainment statute. Chief Clark said no nuisance property. We could start charging them for that; then what happens there, just like down at the bars, they don't call when they have their bar fights.

Moore stated that she and Member Bernardo went into Redneck Reno; Moore said she just wanted to throw up when she got outside. There was a very pregnant woman with her belly sticking out smoking a cigarette and people putting money into machines that clearly can't afford to. Walking through it was an experience. I don't know what we could do.

Bernardo suggested that we turn to other communities and see what they are doing. Like State College.

Andrulonis feels we would have to change our ordinance.

Chief Clark said our District Attorney came here and took Redneck Reno's machines and then he was told to give them back.

Lawhead stated that they are limited on the number of machines they can have. They are only allowed five or six now. But if you have two store fronts you have ten, you just have to go outside and into the other storefront to play the other five.

Cherry wanted to know why the D.A. came and confiscated them.

Lawhead said the PLCB said that they were not games of skill they were gambling machines.

Cherry said, so they have to regulate them, and they hadn't been approved. Chief Clark said correct. Cherry asked, why did they have to return them?

Lawhead said because the place in Pittsburgh that makes them is suing the state and all the local district attorneys. They are saying they are games of skill, and they are winning in court battles. They register them here, I know how many machines they have, they pay \$100 annually per machine. Chief Clark said, maybe you should charge a higher fee. Cherry agreed. Cherry asked what about the registration fee, we don't have PUC regulating that. It's not like National Fuel that we are going to be stuck exempting certain things. Why don't you jack your price up?

Andrulonis said, help me understand the process for someone like Redneck Reno. What did the new tenant have to go through for approval from us? What did he need?

Lawhead stated, they just put them in there. I went down there after they opened up and told them this is the rules for putting these in here and this is what you need to do with me.

Andrulonis were they in violation before they signed the lease to go in there.

Lawhead said as far as...

Andrulonis asked how you would know that they were going in there.

MOTION PASSED: 4 – 0

Cherry asked how we regulate the development of \$20,000? How do you give them a permit.

Nasuti stated that we wouldn't, that he's not sure why we even ask for the numbers on the form. When they come in for the building permit, they will have to substantiate the numbers. Obviously not on this project but on future ones and past ones that we do.

Andrulonis asked if they would request information and estimates. Nasuti confirmed they would.

Lawhead stated, we would have to have engineer drawings. When you do engineer drawings, the engineer must have realistic prices. It's that simple.

Andrulonis wanted to know how they would even know about this.

Cherry said probably on the internet. Lawhead stated that Barntruff lives in Reynoldsville. She's had a couple of properties here. Cherry asked if she does a good job developing. Lawhead confirmed she doesn't. She has sold all of her properties in DuBois, currently she doesn't have any.

Cherry went on to say that people do not realize how much it costs to develop a property, it is so much more than the estimate. It's called deferred maintenance, everything is wrong, the wiring, the plumbing, etc. There was a fire and they covered it over, it is just never ending.

Skills Machines

Lawhead asked to add the Skills Machines to this evening's meeting.

He is not sure why people want that kind of business. We have had enough issues with Redneck Reno. I have one that opened up down on Jared Street. I talked to the guy; he did pay his machine licensing fee to the city. I received a call the other day, they want to open one up on East Long Avenue. There is no clear definition of what these are, is it a business? What do you classify it as? Can it be a standalone thing? Do we send everyone from here on out to Council for approval?

Andrulonis said right now it's the law, I look at it no different than an arcade. If you were to put a kids arcade somewhere by law. That's why I can't believe they are going to be there long even if they are approved. I've done a business kind of proforma on these businesses, the reason they make money in the clubs is the overhead is already there. They are already open, they already have the lights on, they already have the heat on. They have to pay rent, someone has to be there, do you have to meet the open container laws. There is a lot of stuff that comes with these things, but I don't know by law what you could do to stop that. Cherry said the PLCB doesn't regulate those. When they are called games of skills, they are not regulated; when they are called games of chance they are. Andrulonis said there is a big difference. Chief Clark said East Long is a drug haven area already; if you put that in now, you make it worse. Redneck Reno is nothing but trouble.

Lawhead, I didn't know they were, they just put a sign on the front..

Andrulonis so you really ...there is nowe have no ability to stop them. Right?

Lawhead said other than change of use from what that building was used for previously. Andrulonis asked if there was a change of use application.

Moore said there is, but we don't use it.

Nasuti said, we use it; it just wasn't required for that one. It was for commercial use that stayed a commercial use.

Moore said it is commercial use but

Andrulonis you are saying it is commercial to commercial, you are not saying change of business use. Just type.

Moore said that change of use is to be used even if the use is in the same category.

Nasuti said, we need to distinguish between the change of use and occupancy. Lawhead said you're talking occupancy vs use.

Andrulonis said occupancy that is what I'm asking.

Lawhead use in the building code is like a mercantile business use and that is what it stayed.

Cherry asked if he got his permit money. Lawhead confirmed he did not. They didn't need a permit; they say they didn't change anything. Once you get in there, they changed stuff and moved stuff around and added stuff.

Moore asked if they got an occupancy permit before they opened. Lawhead said they did not. Moore said there is your catch.

Andrulonis asked, if the new buyer of Fishell's wanted to put a whole lot of machines in, what's stopping them?

Nasuti said, right now if they are going to use it for the same use, they can put five machines in there right now if they want to.

Cherry said at no cost.

Moore said, even if it is the same use category they still need an occupancy permit.

Cherry asked if we get anyone to do an occupancy permit.

Andrulonis wanted to know what that means.

Moore said then they don't open.

Andrulonis asked if we require an occupancy permit.

Nasuti said for change Andrulonis said change of ownership?

Lawhead said no.

Moore said, for changes of use even in the same use category. Lawhead said no. The Mini Mart up on Main and Long was a restaurant that A-3 use group in the building code, they are going to a B use group or M not sure which one it is going to be. That is a change of use. So, it was a convenience store prior too, then it went to a restaurant. I'm not sure if it went to Planning or not that is before my time. Now it's going back to the mini mart. I'm making them get a certificate of occupancy permit under the building code for that. That is where I will make sure that everything in the zoning that they are doing fits in there. Once they apply for that, I'll look it over, if it needs to come here then I'll send it here. That one is pretty cut and dry, but it was a convenience store 30 years ago and now it is going back to one.

Cherry asked Lawhead if they come to his office first before they start opening up, or do they just come to a place and open up. Lawhead, that is what they are doing, luckily, I got a call on the one on E. Long Avenue. He could have opened up by now, because he had to sign a lease by the 1st for that building. So, he may have thrown machines in there and opened up.

Nasuti stated that the question that Moore is asking right now, we don't have a mechanism in place that requires them to get a permit for change of use within the same use.

Moore said, we should.

Lawhead said an example is, Jenn sells the flower shop down here to someone else that was going to run it as a flower shop. You are saying, that we should have them register for a new occupancy permit. Moore confirmed.

Andrulonis asked how are we even notified there is a change?

Moore said there is a change in ownership. Either you must deal with that, or you have to deal with the landowners finding leases with people without coming to the city and getting the proper paperwork.

Nasuti stated we don't always know change of ownership, if Jenn sells the business and not the property we wouldn't be notified. Andrulonis said that is what his point is, you can't regulate something that you are not aware of. It sounds like Zac drives around town and says what's going on here and pulls in.

Lawhead said the one on Jared Street he found because he drove down Jared Street and there it was.

Volpe asked what the difference is between games of skills and games of chance. Games of chance are regulated by the state while games of skill are not.

Cherry stated that the Sandy Club, who has games of chance in their club, puts money back into the Community by donating some of the proceeds to area non-profits such as the United Way.

Andrulonis stated that games of chance operators are required to give so much back to your community; games of skill are not.

Bernardo asked Lawhead to repeat the conversation they were having about Johnstown to the group.

Lawhead stated that the Johnstown Assistant Manager reached out last week, they are redoing their mechanical device amusement ordinance. He reached out to find out where we were at on fees per machine and how we handle it. He was doing research on third class cities and other neighboring municipalities, and he has found that machines are anywhere from \$50 to \$800 per year for registration. They felt \$800 was too steep but he felt we were in line at \$100 they think they are going to charge \$150. He did tell me they finalized their new ordinance and if I would like a copy of it to see how they are going to handle it he can send it to me.

Cherry said they are emerging from ACT 47, aren't they? Lawhead confirmed. Cherry said they are in big trouble. They are a mess.

Bernardo said, if I hear correctly you are going to get a copy of the ordinance. Lawhead confirmed.

Cherry stated she would be happy to look at it. I had no idea that it is all over. It is tragic for a community 54% low to medium income, it really is...

Andrulonis stated they prey on the low income. Cherry said of course they do... it's terrible.

Chief Clark said before long Sheetz will have them. Andrulonis said Choice has them, right? Chief confirmed. Andrulonis asked if Snappy's does. Clark Confirmed. Andrulonis said you can't get a seat at the ones at Snappy's. Lawhead said the ones in Reynoldsville are packed, every machine. Lawhead said, they sit there for hours; not 20 minutes. Andrulonis said they are getting cash advances on their credit cards to play.

Nasuti stated we will start working on that, just wanted to bring it to your attention because it is becoming an issue. Bernardo was glad they did.

Andrulonis believes we need to look at the student housing and the games of skill machines.

Moore said we looked into a rental ordinance. Cherry said that got shot down. We would have been able to incorporate it into that. Moore believes we need to get back to it.

Nasuti stated he would reach out to State College on Student Housing and Zac will reach out to Johnstown on the Games of Skill machines and we'll get the information to Toni and see if there is something we can do.

Cherry said she was with Bernardo on that one. You must know how many people are in a rental unit. I must tell you Joe has a house out of Oklahoma Salem Road and a woman has lived there since we bought it. The tax collector in Brady Township writes to me every year and asks if the occupants have changed, and how many adults are living in that house. They are doing it, they are making them account for it. I don't see the problem, but the City Council backed down on the pressure from renters. We don't know who is in these places.

Lawhead said when you did away with the Per Capita Tax that is what that is for. You can't track how many people are in the house without it. It was a pain, but that is what it did. With that information we knew how many were in the house.

Andrulonis asked how that was controlled. Lawhead said through the Treasury Office. The \$10 a year tax, I don't know how the school handles theirs, because they still do it. They should know how many people are in a household and what knot. I don't know who handles that stuff for them and who tracks it.

Cherry had one last question, what are you doing about that house on East DuBois where all the pedophiles live? Andrulonis asked if it was the one up behind the new sign. Cherry said yes next to all these kids, all these young kids in college. Tim Britton's house. Cherry confirmed. Cherry said there are a lot of girls living on that street, young girls; and boys what am I talking about, young men. Lawhead said there are three; one on East DuBois, 107 East DuBois with Penn State painted on it, and East Second behind it the duplex back there. Cherry said they are all supposed to be student housing, but they are Megan Law. Chief Clark agreed.

Cherry said as a parent would you want your kids living on that street? Chief Clark said parents don't know. Cherry said that's it, they don't know because they have never had to register. That's why I think these rental units.... Clark said Britton rents by the room, that's how he does stuff. Lawhead said he believes there are nine rooms in there he rents out. Moore said who owns that; Lawhead said Tim Britton. Cherry discussed the civil action against Britton.

Chief Clark said the Gluczyk's old store is full of pedophiles. Andrulonis asked if Charlie was doing that. Clarks said he is doing it all over town now. Cherry asked what that was. Lawhead said Chucky Kutsel, Gluczyk's old store. Andrulonis said, so many good memories; that makes me sick. Lawhead said it is so bad that they moved the bus stop from that intersection because of it. Clark confirmed. Andrulonis said that is where he picked up the bus. Andrulonis said if Gluczyk knew it he would roll in his grave.

Lawhead said the bad part is we have so many we have to house in the county. Clark said it is controlled by the Housing Authority and we're having problems because they are bringing these people in. That is what needs to be controlled. Cherry said, once you put somebody on there that's a separate entity and City Council can't control them. They are separate. Chief Clark asked if we could have a moratorium and control in each ward how many rental properties there are? Clark said other communities do it all over the country. They have so many rental properties within certain jurisdictions. Cherry said if you can track down an ordinance and if Council passes it, I will do it; but they backed down when all those landlords came. Remember that? They were fit to be tired those landlords. Chief Clark said he saw a woman walking early one morning, all night walking, she is trying to get an apartment

because the Housing Authority gave her a voucher from Brookville, she is from here, but has to go there. Later, that day I dealt with someone from Johnstown and the Housing Authority made sure they had a place to stay. Cherry asked, before this lady? Clark confirmed. Clark said that's what's happening, it's about money.

Adjourn

There being no further business to transact, the motion was made by Volpe and seconded by Andrulonis that the Planning Commission adjourn.

VOTE

AYES: Commission Members: Bernardo, Volpe, Andrulonis, and Chairwoman Moore

ABSTAIN: None

NAYS: None

MOTION PASSED: 4 – 0

