

## **Planning Commission Minutes – June 5, 2024**

**PRESENT:** Chairwoman Nancy Moore and Members: Ed Andrulonis, Diane Bernardo and David Volpe  
**ABSENT:** Member: Joe Becker  
**STAFF:** Code Enforcement/Zoning Officer, Zac Lawhead; Public Works Director/Engineer, Chris Nasuti; DuBois/Sandy Township City Manager, Shawn Arbaugh; and Administrative Secretary Korbi Slocum

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

### **Approval of Minutes – November 1, 2023**

Tabled

### **Approval of Minutes – April 3, 2024**

Tabled

### **New Business:**

#### Conditional Use of 517 Liberty Blvd.

Lawhead introduced building owner Chris Beck and applicant Shawn Sayers. Sayers owns Scotto's Pizza in Sandy Township. He is relocating his business, which will have a slight name change, to DuBois. If all goes well, the restaurant will be open by November 2024.

A general floor plan is available. When asked what the outside of the building will look like, Beck explained, "Not like it does now." It will be redone and painted. The roof already has been replaced. The restaurant will be in the old hobby shop portion and a barber shop will be moving into the old bike shop portion.

Volpe questioned what happened to the previous plan for a gaming café at that location. Beck replied, "I haven't heard any more since then, so we can scratch that."

The motion was made by Andrulonis and seconded by Volpe to recommend approval of the Conditional Use request for 517 Liberty Blvd. to Council. Roll call was as follows: Andrulonis, yea; Volpe, yea; Bernardo, yea; Moore, yea. Motion passed 4-0.

#### Subdivision of Rice Complex Building C at 90 Beaver Drive

Dr. Jeffrey Rice was not present. Lawhead explained that Dr. Rice is subdividing the portion of the property identified as Building C to Dr. Eric Peck who currently runs his practice in the building. There is cross easement for parking. The existing setback does not comply, but it also does not change with the proposed subdivision. Committee members reviewed the plans and asked questions to Lawhead about adequate parking, water service line, and access to the property.

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The motion was made by Volpe and seconded by Andrulonis to recommend approval of the subdivision of Building C at 90 Beaver Drive to Council. Roll call was as follows: Andrulonis, yea; Volpe, yea; Bernardo, yea; Moore, yea. Motion passed 4-0.

Moore brought up that Council had addressed the vacant and abandoned properties. We do have an Ordinance. Lawhead said he recently sent out six (6) letters and received only three (3) responses. Only one has completed the registration and paid the required fee. Bernardo stated, “So, the Ordinance is working.”

In reference to the Rental Properties Ordinance, Arbaugh said, “There is a lot going on right now. We are putting that to the side. A lot of opposition came out against that ordinance.”

Bernardo said, “In my mind, it has always been a skeleton, an outline, a direction. I emailed Jen Jackson and told her there’s a lot of work that needs to be done on this. It’s all about safety and security.” Volpe noted that the opposition to the proposed Ordinance updates comes from people who own property in DuBois but do not live in the community. “They should go by our rules, not what they want.” Arbaugh said, “It’s not a dead issue. It’s just put on hold until we get some of this other stuff squared away. We want to bring it back up in the fall.”

Volpe would like to see the Junkyard Ordinance updated. He referred to the property on McCracken Run Road. “It’s one thing if you’re fixing cars, but when you have cars on your lot without license, they’re not being fixed. There are over 50 junk cars in that parking lot. That is not a repair facility. That is a junkyard.” It was the consensus of the committee that the issue was with wording of the Ordinance.

Arbaugh said, “Sandy Township put an Ordinance into place for junk motor vehicles about 2 ½ years ago. It has been really effective. We’ve had good compliance.” It was suggested that Ordinance be used to update the DuBois ordinance. Nasuti said, “It was partially approved. Not in the entirety. Some of the blanks regarding distance were filled in, but then it came to updating definitions.” Volpe suggested the commission look at that Ordinance at the next meeting.

Moore said, “Everybody knows for 50 years my interest has been land use, my interest has been protecting the older (or under?) developed residential areas. Now that we’re merging with Sandy, we can do that even more because there are other places in Sandy Township to build. Especially the Central Business District. It should be protected. It should be defined. It’s an opportunity to create what it is we want and what is good for our town.”

Bernardo asked Moore to clarify what she is calling the Central Business District. “Is it what the downtown group is looking at right now or are you looking at the business district from

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Brady Street, Long Avenue and touching Main?” Moore replied, “I am looking at what I wanted at that time but was never approved. The Central Business District could be extended. There were good reasons for not following the map.” Lawhead said, “It stops at the creek or the railroad tracks.” Moore thought it should go down to Washington Avenue. Her concern is there is so much to do with consolidation she doesn’t want it to get left behind.

### **Adjourn**

There being no further business to transact, the motion was made by Bernardo and seconded by Volpe that the Planning Commission adjourn at 4:44 p.m. Roll Call was as follows: Andrulonis, yea; Volpe, yea; Bernardo, yea; Moore, yea. Motion passed 4-0.

After adjournment, Arbaugh said to Moore: “To your point, I think as we get into consolidation we put that piece on hold – not because it’s not important – but because we have a little bit more time to do that, at least the zoning piece. We don’t have to have the zoning done until two (2) years after consolidation, so we have until January 2028. We’re going to take advantage of that timeframe after consolidation to focus on the zoning. A comprehensive plan is important, and we want to get that done with community input.”