

**ELLWOOD CITY BOROUGH COUNCIL
PUBLIC HEARING – COUNCIL CHAMBERS
Monday, June 27, 2016 – 5:00 p.m.**

MINUTES

CALL TO ORDER

President Connie MacDonald called the meeting to order.

ATTENDANCE

Present: Mr. Celli, Ms. Dici, Ms. Lamenza, Ms. Mancini, Mr. Ovia, Mr. MacDonald

Also present: Borough Manager Bob Villella, Solicitor Ed Leymarie

Absent: Mr. DeCaria, Mayor Anthony Court

Mark Peluso – Town Center Associates

Jack Manning – Town Center Associates

AJ Swartz – EPD

ITEMS OF BUSINESS:

Ellwood City Borough Council will hold a public hearing on Monday, June 27 at 5pm Council Chambers, 525 Lawrence Avenue on a proposed amendment to the Zoning Ordinance and map.

Areas of the proposed zoning ordinance are as follows:

Section 1260.08 Definitions

Eliminate all present definitions

Add 69 new definitions

Section 1266.01 Zoning Map - **amend**

Section 1266.02 Zoning Districts – amend as follows:

Add C-3 – Downtown Commercial District (Purpose Statement, Pedestrian Dominant Uses, Pedestrian Supportive Uses, Automobile Dominant Land Uses, Downtown District Design & Performance Standards, C-3 - Core Commercial Overlay [Purpose Statement, Permitted Uses, Conditional Uses, Accessory Uses, Dimensional Standards], C-3 - Gateway West Commercial Overlay [Purpose Statement, Permitted Uses, Conditional Uses, Accessory Uses, Dimensional Standards], C-3 - Gateway North Commercial Overlay [Purpose Statement, Permitted Uses, Conditional Uses, Accessory Uses, Dimensional Standards], C-3 – Institutional and Professional Overlay [Purpose Statement, Permitted Uses, Conditional Uses, Accessory Uses, Dimensional Standards]

Section 1266.04 I-Industrial District

Add under Special Exception: “For all provisions and regulations related to Adult Businesses, please refer to Chapter 806.”

Section 1266.04 (B) Table – **amend**

Add Group Care Facility (Youth/Adult) as a Special Exception in the R-2 High-Density Residential District, Inclusion of Group Homes as a Special Exception in the R-2 High-Density Residential District

Chapter 1272 Supplementary Regulations

Add Section 1272.14 Group Homes as a Special Exception

Add Section 1272.15 Group Care Facility (Youth/Adult) as a Special Exception

Add Section 1272.16 Pedestrian Dominant Uses as a Conditional Use

Add Section 1272.17 Banks and Financial Services as a Conditional Use

Add Section 1272.18 Cultural and Recreational Services as a Conditional Use

Add Section 1272.19 Theaters as a Conditional Use

Add Section 1272.20 Commercial Recreation as a Conditional Use

Add Section 1272.21 Off-Street Parking Lots as a Conditional Use

Add Section 1272.22 Flex Space as a Conditional Use

Add Section 1272.23 Multi-Family Dwellings as a Conditional Use

Add Section 1272.24 Social Services as a Conditional Use

Add Section 1272.25 Transportation Services as a Conditional Use

Add Section 1272.26 Veterinary Clinic as a Conditional Use

Add Section 1272.27 Multi-Family Dwelling – Duplex as a Conditional Use

Add Section 1272.28 Single-Family Dwelling as a Conditional Use

Add Section 1272.29 Automobile Dominant Land Uses as a Conditional Use

Add Section 1272.30 Medical Practice/Clinic, Large Scale as a Conditional Use

Add Section 1272.31 Hospital as a Conditional Use

Add Section 1272.32 Green Grocer as a Conditional Use

Add Section 1272.33 Hardware/Variety/Department Store as a Conditional Use
Add Section 1272.34 Hotel/Motel
Add Section 1272.35 Compatible Uses Not Otherwise Listed
Add Section 1272.36 Wireless Communication Facilities

The entire proposed ordinance and map can be viewed at the Borough Manager's office, 525 Lawrence Avenue, Ellwood City during normal business hours.

PUBLIC COMMENT

1. Dawn Caminite, 997 Squaw Run Road – owns 721,723,725 Lawrence Ave – against
2. Joe Carofino, 4647 Ellwood Road, - against
3. PJ Monella, 5939 Wayne Road – against
4. Shirley Perry, 512 Denny Ave (passed to son Michael Perry, 724 Lawrence Ave) – against
5. Daniel Franus, 425 Lawrence Ave – For
6. Ray Santillo, EC Chamber – For
7. Zak Powell, 426 Beatty St – Against
8. Stephanie Muntean, 116 Hazen Ave North – Against
9. Brandon Hooker, 421 Lawrence Ave – Against
10. Brian Bush, 513 Third Street – Against
11. Valerie O'Donnell, 99 Crestview Drive – Against
12. Joe McCandless, 239 4th Street – Need to create jobs
13. Barbara Taylor, Lawrence Co. Board of Realtors

ADJOURNMENT

There being no further discussion, the meeting adjourned.

Linda M. List
Borough Secretary