

**ELLWOOD CITY BOROUGH COUNCIL
PUBLIC HEARING – COUNCIL CHAMBERS
Monday, May 15, 2023 – 5:45 p.m.**

MINUTES

CALL TO ORDER

President George Celli called the meeting to order.

ATTENDANCE

Present: Mr. Barry, Mr. Cragle, Ms. Dici (via phone), Ms. Lamenza, Mr. Oviai, Ms. Williams, and Mr. Celli

Also Present: Borough Manager Kevin Swogger, Solicitor Ed Leymarie, Mayor Anthony Court and Kaden Schlichtkrull (Jr. Councilperson)

ITEMS OF BUSINESS:

Ellwood City Borough Council will hold a public hearing on May 15 at 5:45pm in Council Chambers to receive public comment on the application by Fifth & Spring, LLC to have a Dunkin store with a drive-thru at 5th Street/Spring Avenue which is a Conditional Use in a C-3: Gateway North Zoning District. The Borough Council will consider approving the request at their regular meeting on May 15 at 6pm.

PUBLIC COMMENT

1. Dan Orie, Vice President of Development & General Counsel, Heartland Restaurant Group explained the scope of the project, including traffic patterns, in-store, mobile and drive through ordering.
2. Brad Oviai, Borough Council, expressed his opposition to the egress onto Fifth Street from the parking lot.
3. Jan Williams, Borough Council, wanted clarification that the plan now includes that the mobile order waiting space wraps around the building to the parking lot.
4. Bob Goetz, Traffic Engineer with Trans Associates discussed the transportation meeting with PennDot and the Borough in December 2022 and discussed the results of a trip generation study.
5. George Ferrante, 517 Spring Ave, had concerns that the drive through ordering station is 35 feet from his porch and if there would be any fencing or shrubbery to block the noise/fumes.
6. Robert Rivers, National Grind 435 Lawrence Avenue, spoke about the effects Dunkin' would have on small local business.
7. Jason Lutz, 5th & Spring LLC gave an update as to the underground storage tanks. DEP was notified and the tanks/soil were removed. Gave a history of the property and the lack of traffic problems in this area and surrounding area.
8. Caleb Cragle, Borough Council, had some concerns how Dunkin' would handle residents' concerns with regard to site aesthetics even if they weren't required by Code (fencing/shrubbery, etc.).

ADJOURNMENT

There being no further business, the meeting adjourned on a motion by Mr. Oviai, seconded by Mr. Barry. Voice vote; all in favor. Motion carried.

Linda M. List
Borough Secretary