

MUNICIPALITY OF MONROEVILLE

CITIZENS' NIGHT MEETING

JULY 2, 2024

MINUTES

The meeting was called to order at 7 p.m. by Deputy Mayor Eric Poach.

PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Joe Hyzy, Eric Poach, Bob Stevenson, Bill Krut, Mike Adams, Bob Williams, Dennis Biondo, Alex Graziani, Bob Wratcher, Josie Rock, Paul Hugus, Joe Sedlak and Paul Whealdon. Mayor Gresock was absent.

CITIZENS' REMARKS AND REMARKS

CHARLET MLYNAR

Mrs. Charlette Mlynar, a resident of 602 Quince Drive, came forward to express her concerns. She reported she attended the meeting with her neighbors because of the proposal to open their no-outlet roadways of Quince, Buttercup and Hazelnut Drives for the possible home construction of the former airport property. She stated a handful of residents learned of the agenda of the planning commission on June 18, 2024 which was one day before the meeting where it was going to be approved. She explained how the residents were appalled that the municipality did not inform them of the proposal that would directly impact them. She reported they stopped the vote on June 19, 2024 and will continue to fight and look for council's support. She reported her parents had her home built on Quince Drive in 1955 and they were the first residents of Quince and Valleyview. She explained when her father purchased the property he was informed that Quince Drive would be a dead-end street. She stated they have enjoyed a safe and quiet neighborhood for 69 years.

Mrs. Mlynar reported the Primo Group, LLC is proposing this development but they did not do their due diligence because there are no established entrances to the 47 acres. She asserted the residents will not be bullied into opening their dead-end streets for them. She explained since 1948, the airport has only been accessible from Logan's Ferry Road and when the airport property was sold it was listed at 3926 Logan's Ferry Road and Quince, Buttercup and Hazelnut were never included in the description because it did not exist. She pointed out Monroeville rezoned the airport into two zones and erroneously approved a senior apartment building in the front part of the property. She felt the municipality was irresponsible because they boxed the back side of the property of 47 acres.

Mrs. Mlynar reported the residents will not allow this company to disrupt the safe and quiet, long standing neighborhoods and uproot their wildlife so they can make money. She suggested they could utilize Maplecrest, Laurel Road or Greenleaf Park but leave these residents out of it.

Mrs. Mlynar pointed out there are grave concerns about mine subsidence and no one should be considering any type of construction on top of a mine.

CARRIE BOYER-MILLIE

Ms. Carrie Boyer-Millie, a resident of Dahlia Drive, came forward to express her concerns. She explained part of the proposal is that the housing plan travels down Hazelnut and through Dahlia Drive for egress. She pointed out it was the quickest route out of her neighborhood. She stated they are proposing 94 houses with three ways out and the quickest way to get to Monroeville is traveling down Hazelnut then down Dahlia through the neighborhood. She felt everyone would be coming her way. She was concerned with the children that play on the street, the wildlife and all the activity with 95 houses being added to the area that would all have two vehicles traveling down the road. She suggested there is access available to Logan's Ferry Road with a road. She stated the senior citizens center is already there that is surrounded by garages. She felt a road could easily be brought down then split, go down the side then out Logan's Ferry Road. She could not understand why that is not being utilized and the access is being made through their neighborhood which would disrupt their lives so they can make money. She suggested they could go around it, behind garages and there are eight houses that have ten-foot high fences so they could go behind. She could not understand why they are proposing to go through their neighborhood and disrupt 30 homes. She reported the residents were not informed of the proposal and it would disrupt their lives. She pointed out they are going to put condominiums up first with all the traffic going through to build the homes. She felt the homes should be built first then the condominiums. She suggested the construction trucks would travel through her neighborhood to build those homes which will be disruptive. She was upset and felt it was poor planning. Again, she stated the residents were not informed and she felt it was great when the airport was located there. She pointed out there used to be wildlife in the area, children rode their bikes and there were trails. She suggested the wildlife would go in the residents' yards. Again, she expressed how she was upset.

RON CAPPuccio

Mr. Ron Cappuccio, a resident of Hazelnut Drive, came forward to express his concerns. He reported he has lived there for 26 years, he loves his home and he is the last house. He stated he has a great neighbor next door and woods on the other side. He felt his house is perfect and the planning commission is going to take it away. He explained he bought that house because it is quiet and peaceful and the only disturbance is a few turnarounds. He pointed out now there is 105 units for people over 55 in an apartment complex which should have been located in the back of the airport instead of the front to make things more accessible. He suggested this would drive the wild life out of the area and he mentioned foxes and rat snakes. He explained this road is not designed for this kind of traffic because it is only 22 feet wide. He stated if the road is////// widened it would take away from his property and he would still be responsible for taxes on it. He did not want to be responsible if sidewalks are installed in front of his house. He was concerned with all the construction vehicles traveling up and down his street with the dust and dirt. He felt it is wrong and should not happen. He suggested they find another way in and they use the road that goes into the new Willowcrest plan and stops. He pointed out they are HOA homes and the proposed homes are HOA. He added they are proposing to put a bulk mailbox right beside his property and people will line up to pick up their mail in front of his house. He opposed this proposed development.

JIM DALLAS

Mr. Jim Dallas, a resident of Buttercup, came forward to express his concerns. He reported he moved there in 1985 because it is a dead-end street and quiet. He questioned how much development Monroeville needs and pointed out there are houses being built everywhere. He suggested something should be set aside for green and nature. He drove up to Maplecrest and reported there is a road up there that goes to a path that could easily get into the backside of the property. He felt the developer wants to make this an extension of Garden City which is a separate development and they are trying to intergrade the two communities together which is wrong. He was opposed to the development and he was concerned about the added traffic in the area. He was hopeful that it would be voted down when it goes to council. He mentioned the wild life in the area and suggested there may be some birds in the areas that are in the protective species and this is a habitat for them. He also pointed out there are some rare trees in the area and he requested council consider those things with this development.

LOU SZUMETZ

Mr. Lou Szumetz, a resident of Buttercup Drive, came forward to report he has been a resident of Monroeville since 1955. He was concerned because the residents were not informed of this development. He suggested a meeting should be scheduled to hear the resident's concerns about how changes can be made if this plan is accepted. He felt there are always questions and opinions with any development. He questioned why the road to Logan's Ferry Road was not used and he was informed that is was because the people of that neighborhood demanded it. He opposed this development and felt the municipality has to address the issue that will arise by these buildings. He mentioned the mines and stated there would be 20 pilons drilled into each house to cover the mines. He pointed out there would be three detention ponds there and questioned whether all the water would go downhill to Valleyview, Dahlia and Hangman's Hollow. He was concerned with all the water backing up and the mines. He questioned why the Bureau of Mines was not involved because it is open to the public. He wanted to know how many mines are located in the area. He requested the planning commission and council discuss and negotiate with the developers so that the alternatives could be considered.

ADJOURNMENT

There being no one further come forward to make comment, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Alexander J. Graziani
Municipal Manager

AJG/sam