

MUNICIPALITY OF MONROEVILLE

CITIZENS' NIGHT MEETING

SEPTEMBER 3, 2024

MINUTES

The meeting was called to order by Mayor Nick Gresock at 7:10 p.m.

PLEDGE OF ALLEGIANCE AND 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: Mayor Gresock, Joe Hyzy, Eric Poach, Bill Krut, Mike Adams, Bob Williams, Dennis Biondo, Alex Graziani, Mallory Gold, Josie Rock, Paul Hugus, Joe Sedlak and Paul Whealdon. Messrs. Stevenson and Wratcher were absent.

Mayor Gresock briefly reviewed how the meeting would be conducted. He stated there would be one comment period for any municipal item. He mentioned the Willowcrest Development has been discussed over the past several months that is the old airport redevelopment in Garden City and reported it is not on the meeting agenda for this month. He stated there would be a conditional use hearing for it next month on October 1, 2024 and the motion to put it on the agenda will be discussed. He added no action for that item will be take this month but anyone could comment on it. He again stated council will not be discussing or voting on anything pertaining to that development until the October meeting.

LOIS DRUMHELLER

Mrs. Lois Drumheller, a resident, came forward to express her concerns. She explained how she is aware of the planning commission meetings over several months that there will not be a public hearing until October 1, 2024. She reported the planning commission did not approve and recommend these applications. She referred to Article Two, Procedures for Review from the Subdivision and Land Development Ordinance No. 2525, and stated if the planning commission does not recommend or approve an application they have to specify the defects found and the unmet requirements and cite the provisions of the statute or the ordinance relied on. She questioned whether council has received anything concerning that in writing. She was concerned about it because the planning commission meeting was not run well and she was unsure whether they are aware of the ordinance.

Mrs. Drumheller expressed her concerns about the roads. She referred to Ordinance Nos. 2525 and 2530 which mandates the construction of roads within the municipality. She stated the construction of different types of roads are discussed and there is limited information available in the Land Development Ordinance No. 2525. She showed a schematic from the ordinance that shows the typical street section and heavy-duty local streets. She stated Mr. Whealdon explained at the meeting that existing streets would not be widened and he was referring to Willowcrest. She pointed out this is the same developer that has come before the planning commission to develop Willowcrest but also had developed one phase of Maplecrest. She again referred to Mr. Whealdon's comments that the current

streets are 22 feet wide and meet Monroeville's regulations and that most of the streets in Monroeville are that width. She felt that statement does not conform to the road construction in the ordinance. She explained for the last 50 years the area north of the airport property has roads that all had cart ways that are 26 feet wide and they are used by vehicles. She further explained that Monroeville has specified heavy duty local streets be constructed in all new developments. She referred to Willowhedge Drive, Pauline Drive, Edgemeade Drive, Leaside Drive, Mallard Drive, Golf Ridge Drive and Jefferson Court which all have 26-foot cart ways. She explained the Maplecrest Development was built in 2018 and they had 23 ½ foot cart ways and it clearly states that a typical street section is heavy duty for local streets. She stated if a person goes up to where the 50-foot right-of-way is located and the center line with 13 feet on each side which is 26 feet. She wanted to know how they got away with constructing something that late and what they intended with the new development with that narrow of a roadway. She wanted to know about it for the benefit of the people who live in an adjoining planned unit development which is Garden City because they did not do a traffic study that connected anything for ingress or egress to Logan's Ferry Road. She explained how much trouble there is on the road and the amount of traffic and a problem with the intersection with Center Road. She reported when asked about the traffic study none of it was considered to connect to Logan's Ferry Road.

Further discussion ensued. Mrs. Drumheller suggested what the municipality is looking at is substandard roads, a traffic study that did not include Logan's Ferry Road and there are a lot of people with very narrow roads where they want to connect ingress and egress through Garden City. She was hopeful that council would do their homework between now the public hearing for these two ordinances, Ordinance Nos. 2525 and 2530.

#### ELAINE KING-BRYCE

Ms. Elaine King-Bryce, a resident, came forward to express her concerns. She reported she just moved here from Waynesburg University with a Bachelors Degree in Environment Studies. She referred to the Spring Litter Clean Up and she was hoping to organize a community cleanup that happens every month. She reported she talked to people on Facebook and there are interested volunteers. She was hoping to organize the group and she mentioned things that they would need such as vests, gloves and supplies to get them started. She encouraged any help or advice.

Mayor Gresock suggested she give her contact information to the municipal manager who would assist her.

#### ADJOURNMENT

There being no one else come forward at this time, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Alexander J. Graziani  
Municipal Manager

AJG/sam