

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

MARCH 19, 2025

MINUTES

The meeting was called to order by Chairperson Paula Montgomery at 7:30 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: Paula Montgomery, Heidi Lawrence, Bruce Walker, P. Lorraine Lewis-Burke, Terry Segelson and Paul Whealdon. Ms. Seman and Mr. Prusnal were absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the February 9, 2025 meeting, a motion was duly made by Mrs. Lawrence to approve them, as submitted and Mr. Walker seconded it. Upon a voice vote, the motion carried unanimously.

OLD BUSINESS

CONDITIONAL USE 25-1-C

LOVE AND BRIGHT BEGINNINGS

The applicant, Laura Land Company, is requesting conditional use approval, pursuant to Article V, Section 504.L, Child Care Center, Principal Use, of the Monroeville Zoning Ordinance No. 2779 to permit the operation of a child daycare business. The property is located at 4328 Northern Pike, Suites 101, 105 and 107 and identified as Tax Parcel 856-S-012 in the BLVD, Boulevard Zoning District.

This application was tabled at the February 19, 2025 Planning Commission Meeting.

Ms. Laura Bartolomucci-James, came forward as owner of the Laura Land Company and explain the request. She reported she has been the owner of this building for 11-12 years and it has a lot of vacancies. She explained how she was approached by the owner of Love and Bright Beginnings because she was looking into that area to open a child care center for infant to school aged children. She wanted to do it because she has 88 percent vacancy in the building. She reported this tenant will take over half the right side of the building and will combine the three existing vacant office suites.

Mrs. Montgomery inquired whether this is just a zoning change. Mr. Whealdon explained it is a use change not a zoning change from office business to child care. Mr. Segelson inquired whether it is a permanent use and Mr. Whealdon stated it is a conditional use. He explained the applicant gets approval from the planning commission then there will be a public hearing at the Council Work Session/Agenda Setting Meeting. Mr. Walker pointed out it is a very busy street and inquired whether they reviewed the traffic. Ms. Bartolomucci-James indicated she was told she did not need a traffic

study when she inquired. Mr. Whealdon reported it is not projected to produce more than 100 trips per day which is what triggers the traffic study. Mrs. Montgomery inquired about the anticipated enrollment. Ms. Bartolomucci-James reported the tenant is licensed for 120 but wants to back her license down to no more than 80 children. She added that 80 children are not there at certain times and explained the school-age children may be there in the morning for before care and after school care but not during the day. She stated there are infants there during the day with four to five-year old children. Mr. Whealdon added some of that may be governed by the fire code and once she gets through the land development portion, it will then go to the building inspection. He explained once the fire inspection looks at the building those numbers might get reduced or they may need to install sprinklers or additional doors. He reported this is not the last step but the beginning.

Mr. Segelson inquired whether there was an outdoor or recess area in the back and Ms. Bartolomucci-James answered affirmatively. She added it is reflected on the drawings she submitted that there be a small outdoor portion in the back.

There being no further discussion, Mr. Walker duly made a motion to approve Conditional Use Application No. 25-1-C and Mrs. Lewis-Burke seconded it. Upon a voice vote, the motion carried unanimously.

#### NEW BUSINESS

#### CONDITIONAL USE 25-2-C PYRAMID HEALTHCARE INCORPORATED

The applicant, Pyramid Healthcare, Incorporated, is requesting conditional use approval pursuant to Article V, Section 504.CCCC, Substance Abuse Treatment Facility, of the Monroeville Zoning Ordinance, No. 2779, to permit the operation of a substance abuse facility. The property address is 279 Center Road and identified as Tax Parcel 743-D-303, in the BLVD, Boulevard Zoning District.

Mr. Jeff Ries, Counsel for Pyramid Healthcare Incorporated, came forward with Mr. David Portile, General Counsel and Mr. Dan Gellman, Operations. Mr. Ries explained they received approval from the Zoning Hearing Board for a variance for parking because the parking requirement in the ordinance was far larger than what is on the plan or permitted. He reported the plan has outlined in red the added parking to come up with the total number of spots and will meet the requirement with the variance.

Mrs. Montgomery inquired whether the items outlined in red are the new spaces and Mr. Ries answered affirmatively. He explained there would be a redrawing of lines to expand the existing parking and the red spots will be the additional parking added.

Mr. Ries gave an overview of the background of the Pyramid. He reported it was founded in 1999 and has approximately 80 facilities throughout eight states providing substance abuse treatment facilities. He explained this proposed location would have 140 beds and will treat 2,000 patients annually. He stated Pyramid is different from other facilities because it is an in-patient facility and they do not have the same traffic issues of other facilities. He further explained transportation is provided by Pyramid to everyone that comes in and goes out. He reported none of the residents are permitted to have a vehicle and there are little to no visits so all of the traffic is from deliveries for food or medical supplies and the employees. He stated the heavy traffic times would be for the three-shift employee

schedule and between those times there would be very little ingress or egress from the facility. He reported approximately 100 full-time jobs would be created with this facility and they would have competitive wages, benefits and wage packages that would be approximately \$6 million annually to the community. He pointed out the building has been vacant for some time and was previously used as nursing care facility. He reported Pyramid will invest millions of dollars to bring the building up to the requirements and using local contractors to do that work. He asserted there would be an influx of income from it. He added it would be a secure facility with security cameras and lights will be down lit as required.

Mr. Gellman reported individuals coming to the facility would never be unsupervised so they are checked even when they are in their rooms. He stated they make sure they are safe and are abiding by all rules and they are always accompanied outside the building by a staff member.

Mr. Ries reported they need to submit a storm water plan based on their changes to the parking and the additional parking spaces. He stated it is being handled by Sheffler and Company in Sewickley and the plan will be available for review prior to the council meeting. He indicated any steps needed to comply will be done. He mentioned one of the constraints Pyramid has with the sales agreement is that it has to have approvals completed by the end of April. He requested if this is approved that it be conditioned on them providing a storm water plan to the council for approval. He asserted they intend to meet all the requirements of the conditional use and the licenses will be required to operate and will be required for occupancy.

Mr. Segelson inquired about what happens when patients are discharged or finished with their time. Mr. Ries answered they will be transported by Pyramid to their destination. Mr. Portile explained that may be back to their home community but most of the time they are looking for safe stable housing which most times involves additional treatment on an out-patient basis or a lower level of treatment at a half-way house. He stated Pyramid would drive them to their destination and they are not just let go.

There being no further discussion, Mrs. Lewis-Burke duly made a motion to approve Application No. 25-2-C and Mr. Walker seconded it. Upon roll call vote, the motion carried unanimously.

#### ADJOURNMENT

There being no further business to come before the planning commission, at this time, a motion was duly made by Mrs. Lewis-Burke to adjourn the meeting at 7:45 p.m. and Messrs. Segelson and Walker seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Paula Montgomery  
Chairperson

PM/sam