

**BOROUGH OF GROVE CITY COUNCIL
PUBLIC HEARING MEETING MINUTES
REGARDING CONDITIONAL USE PERMIT FOR PROPERTY LOCATE AT 203 E. PINE ST.
October 14, 2015 7:00pm**

CALL TO ORDER by Council President George Pokrant at 7:05pm

PLEDGE OF ALLEGIANCE

MEETING ATTENDANCE / ROLL CALL

| X if present | Council Member Name | X if present | Council Member Name | X if present | Other Name |
|--------------|-----------------------------|--------------|------------------------------|--------------|-------------------------------------|
| X | Mattocks, Mary Kay | Absent | Black, Jeffrey (V-President) | Absent | Oakes, Vance (Boro Manager) |
| X | Daley, Kathleen | X | Riddle, Randy (Mayor) | X | Pollard, Tanya (Boro Secretary) |
| Absent | Myers, Shawn | X | Coulter, Michael | X | Rose, Will (Boro Asst. Manager) |
| Absent | Hodge, Jeffrey | X | Bigley, Joel | Absent | Goncz, Dan (Engineer) |
| X | Gallagher, Amy | X | Wood, Todd | X | Grossman, Richard (Consultant) |
| X | Bonner, Timothy (Solicitor) | Absent | Messer, Cammie (Jr Member) | X | Ferrari, Kelly (Court Stenographer) |
| X | Pokrant, George (President) | Absent | Foley, Ethan (Jr Member) | | |

PURPOSE OF PUBLIC HEARING

Solicitor Bonner reported that this Public Hearing is for the purpose of hearing comments regarding a Conditional Use Permit for Mr. and Mrs. Ronald Ficca, to convert their property located at 203. E. Pine Street in to a multi-family unit. Solicitor Bonner asked Mr. Richard Grossman, Planning Consultant for the Borough of Grove City to give a synopsis of the Planning Commission's recommendations from the September 3, 2015 meeting.

CITIZEN COMMENTS

Court Stenographer Kelly Ferrari swore in Mr. Richard Grossman of 1358 W. Park Road, Slippery Rock, PA 16057.

Mr. Grossman referenced §28-501. Nonconforming Uses and Structures of the Zoning Ordinance 1419 and noted that any nonconforming use may be changed to a use of the same or a more restrictive classification. He stated that upon review the Planning Commission concluded that the conversion of 203 E. Pine Street from a commercial funeral home/residence to a residential multi-family dwelling is a more restrictive classification. Such conversion of a nonconforming use to another nonconforming use shall be regarded as a conditional use. In considering this conditional use, the Planning Commission recommended the following reasonable additional conditions and safeguards:

- o The property shall be limited to 7 units including the garage units.
- o The property must accommodate 2 parking spaces for each unit.
- o All units must have separate kitchen and bathroom facilities as well as living/sleeping spaces and utilities.
- o Must maintain the privacy tree screen along the alley.
- o There will be no parking allowed in the front yard area.
- o Plans for the conversion must be submitted to the Planning Commission as a land use development.

Solicitor Bonner requested a copy of the Planning Commission's Finding of Fact and Mr. Grossman Supplied him with a copy.

Solicitor Bonner requested that the Planning Commission's Finding of Fact be admitted as Exhibit 1 and turned over the document to Court Stenographer, Kelly Ferrari.

Solicitor Bonner addressed Mr. Ficca inviting him to ask Mr. Grossman any questions. Mr. Ficca's attorney, Mr. Doug Straub replied for Mr. Ficca stating that he had no questions for Mr. Grossman.

Solicitor Bonner then invited the citizens present to ask Mr. Grossman any questions. Citizens identified themselves one by one and their questions were addressed by Mr. Grossman.

Solicitor Bonner asked Mr. Grossman for a diagram of the proposed layout. Mr. Ficca produced an existing layout of the 1st floor. Solicitor Bonner asked Court Stenographer, Kelly Ferrari to enter the diagram as Exhibit 2.

Solicitor Bonner asked Mr. Grossman how the Planning Commission came to their suggestions for reasonable/additional conditions and safeguards. Mr. Grossman stated that they carefully reviewed the 2013 Zoning Ordinance.

Mr. Grossman answered questions from Council members.

Solicitor Bonner asked Mr. Ficca to present his case. He identified himself and was sworn in by Court Stenographer, Kelly Ferrari.

Mr. Ficca stated that he has owned and operated the property as a funeral home for the past 21 years. The 1st floor is approximately 3,200 sq. ft. and the 2nd and 3rd floor are approximately 3,000 sq. ft. Mr. Ficca and his wife currently use the 2nd and 3rd floor as their residence. Mr. Ficca said that the funeral business has been slow due to competition in Grove City and he has tried to sell the property in trade specific publications as a funeral home with no success. There are 18-19 spaces for parking plus an additional 5 bay garage with two apartments above. Those apartments are currently rented out. Mr. Ficca stated that if he could not sell the property the end result would be the bank repossessing it.

Mr. Ficca addressed questions from citizens present and the Council.

The property is still currently for sale.

Solicitor Bonner asked Mr. Mike Beatty, Borough of Grove City Zoning Office be sworn in. He identified himself and was sworn in by Court Stenographer, Kelly Ferrari.

Solicitor Bonner asked Mr. Beatty if he was aware of any concerns. Mr. Beatty replied that he did not have any concerns for the property to be converted into apartments and that all work done would be subject to inspection by the Bureau of Veritas.

Mr. Beatty answered questions about zoning from the Council and present Citizens.

CLOSING TESTIMONY

Solicitor Bonner asked Mr. Ficca if he approved of the Planning Commissions reasonable/additional conditions and safeguards. Mr. Ficca said he did.

The Council can add other reasonable/additional conditions and safeguards in addition to the Planning Commission.

ADJOURNMENT

There being no further comments or questions, the public hearing was adjourned at 8:57pm.

Respectfully Submitted,

Tanya M. Pollard
Borough Secretary