

**BOROUGH OF GROVE CITY COUNCIL  
INFRASTRUCTURE COMMITTEE MEETING AND CDBG PUBLIC HEARING MINUTES  
March 8, 2023 at 5:30PM**

**1. CALL TO ORDER CDBG PUBLIC HEARING at 5:30PM**

**2. COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC HEARING**

- Mr. Chris Conti, Mercer County Regional Planning detailed that this Public Hearing was to solicit comments for the Borough of Grove City’s 2021 CDBG reallocation of funds to the Memorial Park Walking Trail Project. Mr. Conti explained that a public hearing was necessary since the project was not named in the original application. Mr. Oakes detailed that the other allocated funds for 2021 were to be spent on sidewalk replacements and housing rehabilitation. Mr. Conti expected that the Borough could be taking applications this summer for the sidewalk project. The program would be on a first-come, first-served basis.
- There were no public comments.

**3. ADJOURN PUBLIC HEARING at 5:50PM**

**4. CALL TO ORDER INFRASTRUCTURE COMMITTEE MEETING at 6PM**

**5. MEETING ATTENDANCE**

<b>X if present</b>	<b>Council Member Name</b>	<b>X if present</b>	<b>Council Member Name</b>	<b>X if present</b>	<b>Other Name</b>
Absent	Mattocks, Mary Kay	Absent	Bonner, Timothy (Solicitor)	X	Oakes, Vance (Boro Manager)
X	Morley, Shawn	X	DiStasi, Vincent	X	Pokrant, Taylor (Boro Sec.)
X	Myers, Shawn	X	Riddle, Randy (Mayor)	X	Spiker, Barry (Public Works)
Absent	Henry, James	X	Bigley, Joel (Vice-Pres)	X	Patterson, Chad (Public Works)
X	Hodge, Jeffrey	Absent	Zimmerman, William	X	Richards, Ryan (Public Works)
X	Gallagher, Amy	Absent	Messer, Mac (Jr. Council)		
X	Jaillet, Scott	Absent	Riddle, Emmy		

**6. REQUEST FOR CITIZENS TO BE HEARD**

- None

**7. CONSIDERATION OF ANY REQUESTS TO ADD ITEMS TO TONIGHT'S AGENDA**

- None

**8. DISCUSS ZONING ORDINANCE HEIGHT CHANGE FOR MULTI-FAMILY DWELLINGS IN THE RESIDENTIAL LIMITED COMMERCIAL DISTRICT**

- Mr. Oakes detailed that Mr. Evan Lowe, who was present, had been before Council at the Regular Meeting and discussed the need for a change in the zoning height requirements in the Residential Limited Commercial District. Mr. Oakes reminded Council that Mr. Lowe had been turned down for a zoning variance on 2/8 and was therefore requesting an ordinance change. Mr. Oakes detailed to Borough Council the areas that were zoned Residential Limited Commercial and would be impacted by a change. Mr. Oakes reminded Council that this project would still have to go through the land development approval process and conditional use approval process. As a part of the conditional use process any neighborhood impacts could be addressed.

- Mr. Pokrant reinforced that neighborhood impacts could be addressed through the conditional use process. Mr. Pokrant also detailed the corresponding heights in neighboring commercial districts, noting that they are higher than the limit within the Residential Limited Commercial District. Councilman Jaillet and Morley noted that although the building would be 50 feet in height that it would not exceed the height of the existing building at the corner of N. Broad Street and North Street.
- Mr. Lowe stressed the importance of four floors to economic viability of the project. Mr. Lowe also assured Council that 50 feet would be an adequate height with a small buffer. Councilman Myers mentioned some concerns from neighbors that he has heard regarding traffic and lighting. Mr. Tom Gregg, Engineering Consultant for Evan Lowe, assured Mr. Myers that lighting spillover effects would be limited with new technology. Mr. Pokrant also mentioned that these concerns could be addressed in the conditional use process. Mr. Bigley expressed that these could also be addressed and discussed as the project continues in its design and is reviewed during the land development process.
- Mr. Bigley expressed that hearing no objections to the ordinance change that he recommended a draft ordinance be prepared that would increase the height limit for multi-family housing in the RLC to 50ft and be included within the infrastructure report for the next regular borough council meeting. Councilman Myers asked when the drawings with lighting and other aspects would be ready. Mr. Lowe stated that it would be several months before those were ready and Mr. Pokrant explained the process for land development and conditional use, assuring Councilman Myers that he and interested neighbors would see the full plans before final approval is issued.

#### **9. DISCUSS SEWER LATERAL INSPECTION ORDINANCE**

- Mr. Oakes explained that the sewer lateral inspection requirement was last discussed when Council adopted the Act 537 Plan Special Study last November. The Act 537 Plan Special Study included that the Borough will adopt a real estate triggered sewer lateral inspection program. Mr. Oakes explained that a draft ordinance had been provided to Council with comments and asked Mr. Pokrant to walk Council through it. Mr. Pokrant explained that that draft ordinance included reference to a sewer lateral inspections standards resolution. Mr. Pokrant explained that the ordinance would include all the basic elements that would be required to administer the program and the accompanying standards resolution would serve as the technical manual for plumbers for evaluating sewer laterals. Mr. Pokrant explained that he envisioned this resolution as a guidebook for plumbers and asked Mr. Patterson of the Public Works Department to provide some detail on this. Mr. Patterson stated that he and two other Borough employees completed the NASSCO certification and have used the criteria and definitions that they obtained from NASSCO to develop standards for the eventual resolution. Mr. Patterson explained that they have simplified the process to make it as easy and uniform as possible.
- Mr. Pokrant proceeded through the draft ordinance with Borough Council explaining each portion. Mr. Pokrant highlighted the certificate process for sewer laterals. Mr. Pokrant requested comment on how long these certificates should be good for and three years was selected as an appropriate time period. It was also discussed that new homes should have a three-year exemption provided to them, mirroring the length of time that the certificate would be good for. Mr. Pokrant asked for input on what the Borough Council wanted to do in the case of shared laterals were a neighboring property owner was uncooperative and consensus was reached that if a neighbor was unwilling to complete the work that the Borough could complete the work and attach a municipal lien to their property for the cost that was incurred to separate the laterals.
- Mr. Pokrant proceeded to explain the process for a temporary document of certification and the conditions for issuance. Mr. Pokrant requested input on an appropriate escrow amount and it was decided that the escrow amount shall be set by resolution to account for cost increases over time. Mr. Pokrant also explained that a set time period was not included for temporary certificates to account for varying circumstances and weather conditions, rather the Borough Official had the ability to set this time period; Council concurred that this was the proper approach.

- Mr. Pokrant explained the exemptions that were provided for real estate transfers between spouses and certain trust circumstances. Mr. Pokrant also questioned how articles of agreement should be treated and it was suggested that Solicitor Bonner be consulted regarding that.
- Mr. Pokrant then explained the penalty provisions for non-compliance with the ordinance including possible disconnection of the water service with notice. Council agreed on these provisions with no changes.
- Finally, Mr. Pokrant detailed that it was the staff's recommendation to provide these services directly for all municipalities connected to the system as they will be required to adopt this program, the same as Grove City Borough. Mr. Pokrant stressed that once the details were finalized that the Borough would need to meet with the neighboring Townships to receive their input as well.

**10. OTHER BUSINESS**

- None

**11. NEWS MEDIA**

- None

**12. ADJOURNMENT**

There being no further business to come before Council, the meeting was adjourned at 7:30PM.

Respectfully,

Taylor G. Pokrant, Borough Secretary