

MINUTES OF THE PUBLIC HEARING OF THE INDIANA BOROUGH COUNCIL
HELD TUESDAY, MARCH 2, 2010, AT 6:30 PM, IN THE COUNCIL CHAMBERS
OF THE MUNICIPAL BUILDING.

PRESENT: President Gallo, Presiding; D. Peffer, Recording; Council members Bricklemyer, Geesey, Hartman, Jobe, Jones, Kravetsky, Petrosky, Shively, Simmons, Thompson and Thorell; Borough Manager Gabler; Police Chief Sutton; Mayor Hood; Tom Rivosecchi, Esquire; Public Works Director Fairman; Code & Zoning Director Kirk; Chuck Kelly, Indiana Fire Association; Randy Wells, Indiana Gazette; Celeste Gossman, Renda Broadcasting; David Moore; and Shannon Stumpf .

President Gallo called the Public Hearing to order, at 6:30 PM.

Pres. Gallo stated the purpose of the hearing was regarding an application for tentative approval of Traditional Neighborhood Development by Dave Moore on South 7th Street.

Mr. Moore plans to build a 12-townhouse project, designed to accommodate 26 tenants. The two-story masonry-and-frame structure will cover about half of the two parcels totally 1.4 acres at the southeast corner of South Seventh and Washington Streets. All of the properties along that side of South Seventh Street from there south to the Sheetz store are already student rentals. The new townhouses will be within the borough's TND Overlay Zone, created to encourage the construction of high-density housing units closer to the university campus, while at the same time promoting more pedestrian traffic and less vehicle traffic.

Moore might not have enough room for all the off-street parking spaces required for an apartment building that size. He may satisfy the parking space requirement through a "buy-out", a provision of the TND that gives developers the option of paying into an escrow account that will be used for building more parking spaces somewhere in the borough in the future. Moore explained that he needs 17 spaces, and he has 7 on-site. Moore also has 5 spaces within 1,500 feet on another piece of property that he has, so that leaves him 5 spaces short. Moore said they are talking about changing the Overlay Project requirements and if that happens, he would like to have this "grandfathered" into that so he can comply with that parking requirement. Code & Zoning Director Kirk explained that the TND Overlay Sub-Committee has been working on the current regulations and trying to put together a packet of amendments to bring before Council. One of those considerations is to require less parking for those projects and actually prohibit more parking than one space per unit. Kirk isn't sure when that will be brought to Council but in Mr. Moore's case; his development would require 12 spaces. Moore reminded Council that he has 7 spaces on-site and 5 on his other property so he would have the 12 spaces needed. Kirk explained to Council that if the new parking requirements are approved, Moore is asking that it be made retroactive to this project. Moore stated that if his retroactive request isn't approved, it will cost him an additional \$25,000 to buy out those spaces, or he will have to find additional spaces within 1,500 feet that he can rent.

Moore hopes to receive final approval as soon as possible, so that the complex can be completed in time to rent it to IUP students in August. Code & Zoning Director Kirk stated a Special Meeting could be advertised in conjunction with the Work Session on March 16th and after reviewing the final plans, Council could take action at that time.

Pres. Gallo asked for any public comments.

Shannon Stumpf, 241 South 7th Street, voiced her concern about parking. Stumpf stated parking is already a problem and adding that many more people in the area will only make it worse. Stumpf lives in the house across Washington Street where the townhouses will be, and she is concerned about the safety of her children when the extra traffic starts entering and leaving the townhouse parking lot. She is also concerned about the noise she anticipates from the 26 students, who will be her new neighbors.

Hearing no further comments, Pres. Gallo declared the Public Hearing closed at 6:55 PM.