

Council Chambers
Monongahela, PA 15063
July 23, 2018

Minutes of the Special Meeting of the Council of the City of Monongahela, due notice of which meeting was published according to law. Held Monday, July 23, 2018, at 10:00a.m in Council Chambers. The meeting was called to order by Mayor Kepics, who led in the Pledge to the Flag.

The roll was called and the following present:

Bob Kepics
Ken Kulak
Claudia Williams
William Polonoli
Daryl Miller—Not Present

At this time Council exited for executive session for Collective Bargaining.

Upon returning, Solicitor Todd Pappasergi stated the 1st item is 2nd Reading of Bill 2-2018, Amending Zoning Ordinance, but prior to this, they need to adjourn Public Meeting and go into Public Hearing. Mayor Kepics invited members of the public to speak at this time.

Public Hearing

Catherine Ricaldini, 141 Factory Street, had concerns about what the purpose of this re-zoning is. She asked about who is coming in, or who is not coming in. Will she be offered a price for her property, if she decides to sell her property? Solicitor Pappasergi explained the reason for the zoning change is because previously it was zoned Riverfront Property. The change would be Riverfront mixed use. The two areas in question are areas of 6th Street, I-1 and I-2 district to the Monongahela Bridge. The City is not taking anyone's land or using eminent domain to take anyone's property. The zoning change is to open up Riverfront Development.

Terry Necciai, 400 Meade Street, asked why the City is changing the zoning when it previously was industrial and changed to Riverfront property for housing and recreational development. Solicitor Pappasergi said the Riverfront property will be re-zoned for mixed use riverfront property. The housing and recreational use will not change. Mr. Necciai had concerns also about potential Historical sites, particularly the Stephens Woodturning Mill, located behind the Library. The Solicitor explained that any Historical District Zoning will not be part of this. City Council is looking from an economic and public welfare standpoint, to add Light Industry and Commercial use to re-develop areas that are creating blight in the City, and bring a tax base back for some of these properties.

Report of City Clerk

2nd Reading of Bill 2-2018 Amend Zoning Ordinance

It was recommended and so moved by Mayor Kepics, seconded by Councilman Kulak, Bill 2-2018 Amending Zoning Ordinance be approved, and the same was agreed to by the following Yea and Nay vote to the call of the roll by the Clerk:

Yeas
Bob Kepics
Ken Kulak
Claudia Williams
William Polonoli

