

BOROUGH OF CANONSBURG  
REGULAR COUNCIL MEETING  
JANUARY 12, 2009

I. CALL TO ORDER:

The meeting was called to order by Mr. Caruso at 7::00 P.M.

II. MOMENT OF SILENCE:

III. PLEDGE OF ALLEGIANCE:

IV. ROLL CALL:

Present:

Steve Lucas, Paul Sharkady, Jean Popp, Allen J. Williams, Joseph Milioto, Ronald Cianelli, George Coleman, and Daniel Caruso, Jr.

Others Present:

Borough Manager Terry Hazlett, Engineer Harvey Treschow, Attorney Patrick Derrico, and Mayor Anthony Colaizzo

Absent:

Richard Russo

V. VOTING ITEMS:

A. Approval of Minutes – December 8, 2008

Mr. Williams moved to approve the December 8, 2008 Canonsburg Borough Council meeting minutes.

Mrs. Popp seconded the motion.

Remarks: Mr. Williams stated that his first name is misspelled in the minutes and should be changed from Allan to Allen.

Corrections to be made are in the Roll Call (of Attendance) on Page 1 and all Roll Calls (on motions) – Twice on Pages 2, 3, 4, 5, and 7, and once on Page 8.

The motion was passed unanimously.

B. Reappointment to Greater Canonsburg Library Board

Mrs. Popp moved to reappoint Manuel Pihakis to a 3-year Term on the Greater Canonsburg Library Board.

Mr. Williams seconded the motion.

The motion was passed unanimously.

C. Motion – Promotion to Sergeant

Mr. Coleman moved to promote Loren Cochran to Police Sergeant.

Mrs. Popp seconded the motion.

(continued)

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The motion was passed unanimously.

D. Approval of Engineer's Report

Mr. Milioto moved to approve the January 5, 2009 Engineer's Report.

Mr. Lucas seconded the motion.

The motion was passed unanimously.

E. Approval of Manager's Report

Mr. Lucas moved to approve the January 5, 2009 Manager's Report.

Mr. Sharkady seconded the motion.

The motion was passed unanimously.

F. Planning Commission Meeting of January 8, 2009

Mr. Treschow reported on the items addressed at the meeting:

1. Reorganization

The Planning Commission kept the same officers as they had the previous year: John DeFilippo – Chairman, Joseph Milioto – Vice Chairman, and Dominick Calabro – Secretary.

2. Rezoning Request for 203 Adams Avenue (corner of East College and Adams) and 207 Adams Avenue (Approval was recommended by the Planning Commission.)

Mr. Frank Iannarelli, of T.I.P. Enterprises, explained to Council what they are proposing: To put in a soft-serve ice cream type of establishment at 203 Adams Avenue where a service station had been previously. The area is zoned Commercial with the exception of two properties: 203 Adams Avenue and 207 Adams Avenue (which is the location of an existing antique shop).

Mr. Williams moved to advertise for the rezoning of 203 Adams Avenue and 207 Adams Avenue from R-3 to C-3.

Mrs. Popp seconded the motion.

(continued)

Remarks: Mr. Lucas asked if the applicants had to pay any fees for the rezoning.

Discussion was held pertaining to the \$200.00 fee and whether the applicants should bear the entire cost, whether it should be split between the property owners, or whether the Borough should waive it.

ROLL CALL ON THE MOTION:

Steve Lucas	Yes
Paul Sharkady	Yes
Jean Popp	Yes
Allen J. Williams	Yes
Richard Russo	Absent
Joseph Milioto	Yes
Ronald Cianelli	Yes
George Coleman	Yes
Daniel Caruso, Jr.	Yes

RESULTS OF THE MOTION: Eight Yes, Zero No, One Absent. Motion carried.

NOTE: This matter is continued on Page 4, Item 4.

3. Final Site Plan for Grease Monkey Auto Service Center (Planning Commission recommended approval of this final site plan based upon the letter from HMT and Associates, Inc. dated January 8, 2009).

Mr. Treschow reviewed the comments in the letter and informed Council that the required geotechnical report, which was the only outstanding item, was given to him tonight. He has not had a chance to review this, so it will be a condition of the final site plan.

NOTE: A copy of HMT's letter is attached to these minutes.

A presentation of what is being proposed was given by John R. Heyl of Lennon, Smith, Souleret Engineering, Inc.

(continued)

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Discussion was held pertaining to the hillside, and ingress and egress.

Mr. Milioto moved to grant final site plan approval to Grease Monkey Auto Service Center subject to the Engineer's January 8, 2009 conditions.

Mr. Williams seconded the motion.

ROLL CALL ON THE MOTION:

George Coleman	Yes
Ronald Cianelli	Yes
Joseph Milioto	Yes
Richard Russo	Absent
Allen J. Williams	Yes
Jean Popp	Yes
Paul Sharkady	Yes
Steve Lucas	Yes
Daniel Caruso, Jr.	Yes

RESULTS OF THE MOTION: Eight Yes, Zero No, One Absent. Motion carried.

4. Rezoning of 203 Adams Avenue (CONTINUED FROM PAGE 3, ITEM 2)

Mr. Lucas asked Council if they would reconsider waiving the fee or sending a letter to the other property owner asking them to split the cost.

Mr. Lucas moved to send a letter to the property owner of 207 Adams Avenue asking him to reimburse half the cost to his neighbors or have the property rezoned like it should have been rezoned when he opened up his business.

Further discussion was held pertaining to this matter and rezoning.

Mr. Coleman seconded the motion.

ROLL CALL ON THE MOTION:

Steve Lucas	Yes
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Paul Sharkady	Yes
Jean Popp	Yes
Allen J. Williams	Yes
Richard Russo	Absent
Joseph Milioto	Yes
Ronald Cianelli	Yes
George Coleman	Yes
Daniel Caruso, Jr.	Yes

RESULTS OF THE MOTION: Eight Yes, Zero No,  
One Absent. Motion carried.

VI. PUBLIC COMMENTS:

- A. Mayor Anthony Colaizzo, of 307 Hawthorne Street, Telephone Number 724-745-5480, commended the Civil Service Commission for the work they did in pursuing the sergeant promotion in the Police Department. He complimented Chairman George Coleman and members James Chemento and Roland Ditullio for a job well done.
- B. Mr. Lou Marra asked why the Borough doesn't shut down the antique shop for operating a business without getting the zoning changed.  
Mr. Lucas explained that Council doesn't want to pursue it to that extreme. The owner is just being asked to split the cost.

VII. FINANCE REPORT:

- A. Presentation of Bills for Approval – Jean Popp  
Mrs. Popp moved to pay the bills, which include the following:
    - 1. General Fund
    - 2. Waste Water Plant Operations
    - 3. Concerts in the Park
    - 4. Garbage Service
    - 5. Fireman Allocation
- Mr. Coleman seconded the motion.

(continued)

ROLL CALL ON THE MOTION:

George Coleman	Yes
Ronald Cianelli	Yes
Joseph Milioto	Yes
Richard Russo	Absent
Allen J. Williams	Yes
Jean Popp	Yes
Paul Sharkady	Yes
Steve Lucas	Yes
Daniel Caruso, Jr.	Yes

RESULTS OF THE MOTION: Eight Yes, Zero No,  
One Absent. Motion carried.

C. Renaissance Group

Mrs. Popp reported that the Renaissance Group has released the \$70,000 that was in the Renaissance Account that belongs to OTC. She said that the check will be received by the Borough, entered into the Borough Fund, and then transferred to the OTC bank account.

VIII. UNFINISHED BUSINESS:

A. 107 Elm Street – Brought up by Mr. Williams

Mr. Hazlett explained that the owner decided against demolishing the property and is going to renovate it. He has gotten several permits and is under time constraints to get it done.

B. 521 Moore Avenue – Brought up by Mr. Coleman

Mr. Hazlett stated that the notice was sent December 16, 2008, and the owner has 30 days to respond before a citation can be issued.

C. Building on Water Street and Jefferson Avenue – Brought up by Mr. Cianelli

Mr. Hazlett informed Mr. Cianelli that HMT is to inspect the outside of the property to make a determination. Nothing can be done until this report is received. The Magistrate is requesting an engineer's report on the properties prior to

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coming to see him.

Discussion was held pertaining to dilapidated properties.

Mr. Hazlett reported that 201 Third Street is ready for demolition, and 423 Adams Avenue will be ready for demolition.

Mr. Caruso asked Mr. Hazlett to have Dan Cottrill and John at the next meeting.

- D. Mr. Lucas requested an Executive Session be held after tonight's meeting.

IX. NEW BUSINESS

- A, General Fund Revenues – EMS Tax – Brought up by Mr. Cianelli

Discussion was held pertaining to the fact that revenues are lower than the previous year.

- D. Mr. Williams commended Mr. Hazlett and Denny for their presentation for casino money for three projects at the park.

- E. Memo from Mr. Hazlett – Brought up by Mr. Milioto

Re: E-mailing Minutes versus hard copy of Minutes

Discussion was held.

X. EXECUTIVE SESSION:

An Executive Session pertaining to real estate began at 8:05 P.M.

XI. ADJOURNMENT:

The meeting was adjourned at approximately 8:30 P.M.

Mary A. Solomon

ATTACHMENT:

Letter dated January 8, 2009 from HMT and Associates, Inc.

Re: Grease Monkey Automobile Service Center – Third  
Site Plan Review