

**MINUTES OF DUBLIN BOROUGH
COUNCIL MEETING
MONDAY, NOVEMBER 27, 2023**

- 1. CALL TO ORDER:** The November 27, 2023, meeting of Borough Council was held in Borough Hall at 119 Maple Avenue, Dublin, PA. Council President, Jeffrey Sharer, called the meeting to order at 7:32 p.m.

ELECTED OFFICIALS PRESENT:

Mayor:	Chris Hayes	
Council:	Jeffrey Sharer	Brent Smith
	Matthew Mayes	Robert Olsen*
	William Benonis	Timothy Hayes
	Philip Kessler	

APPOINTED OFFICIALS PRESENT:

Borough Manager:	Colleen M. Pursell
Borough Solicitor:	Michael Kracht, Esq.
Borough Engineer:	Thomas F. Zarko, P.E. / Brian Cicak, P.E.
Police Chief:	Michael Regan*
Fire Chief:	Kevin Nugent*
Emergency Management Coordinator:	Michael Tuttle*

*Not Present

**Late Arrival

- 2. Pledge of Allegiance:** President Sharer led Council and the audience in the Pledge of Allegiance.

- 3. Council President Announcements:** There were no announcements at this time.

- 4. Public Comment on Non-Agenda Items:** There were no public comments at this time.

- 5. Approval of Minutes:**

- 5.1. Minutes of Meeting of November 13, 2023:**

Motion by Mr. Mayes, seconded by Mr. Timothy Hayes and unanimously carried, the minutes of the November 13, 2023 meeting were approved, as presented.

- 6. Payment of Bills:**

- 6.1. Bills List dated November 27, 2023 in the amount of \$49,729.36 (all funds):**

Motion by Mr. Benonis, seconded by Mr. Mayes and unanimously carried, Council approved the bills list dated November 27, 2023, in the amount of \$49,729.36.

7. Discussion Items:

7.1. Presentation Moyer Farm: Mr. Rob Loughery, Mr. Nate Fox, Esq. and Mr. Greg Glitzer from Gilmore and Associates were in attendance to present Council with a Sketch Plan for the Moyer Tract. Mr. Loughery opened the presentation by providing Council with an overview of his projects in Dublin Borough, beginning with the Dublin Town Center Land Development, which began in 2017. Since that time, Mr. Loughery has acquired the Dublin Shopping Center and is actively working on updating the outside façade of the shops along with the addition of ACE Hardware.

He explained that the Dublin Town Center is zoned as the TC-2 District, whereas the Shopping Center and the Moyer property are zoned Planned Village District "PVD". Mr. Loughery presented Council with the plans for the Moyer property which includes the building of 68 new homes which will entail a mix of 54 singles, 14 twins and some apartments. The development will also complete the Comprehensive Plan Road that will connect Elephant Road to Rickerts Road. The front of the property facing N. Main Street will house a 3-story building with approximately 45 apartments which will be behind the barn. The silos will remain and the two barns will be renovated with designated public areas. There is about 7,400 SF of space in the barn that could be leased. Mr. Loughery requested Council's permission to move the project before the Planning Commission. A brief conversation was held on traffic in Dublin Borough and how the addition of the left turn lane on Main Street has improved the flow of traffic.

Mr. Fox presented a redline of ordinance changes for Council's consideration. They are seeking the addition of B-11 units which are Live-Work units. Specifically, this use would be applied to the existing farmhouse on the property. Currently, this is not permitted in the PVD. In lieu of having a mixed-use building, they are proposing to have one residential apartment building which would be 3-stories and re-use the existing barn buildings as the commercial area. In the PVD there must be at least 30% of each type of dwelling unit provided along the Comprehensive Plan Road. They would like to change that to a mix of a minimum of any two of the following types of uses (i) detached (village house) and (ii) attached (either twin, manor, or town house) dwellings shall be provided along the Comprehensive Plan Road; Driveways and garages that front along the Comprehensive Plan Road must be accessed from the rear alleyways. They would like individual driveways to access the Comprehensive Road by the alley and overflow parking access. The required parking for the D4 Mixed Use area may be shared with on-street parking for adjacent residential uses on the same parcel. Since the apartment building and commercial space will be separate buildings, they will have an excessive amount of parking and would like the parking to be shared. In the PVD, the mix of uses may be in separate buildings if either the commercial or residential uses are included in existing buildings.

Mr. Mayes asked if there was a different parking requirement for the live-work units. Mr. Zarko is reviewing the D4 Mixed Use parking. Mr. Glitzer stated there are different requirements for live-work and residential. Mr. Kracht asked if there is any architectural designing for the plans. Mr. Loughery stated that he will investigate it and will try to preserve what they can. There was a consensus from Council to preliminarily approve the plans and have the applicant go before the Planning Commission to begin the planning process. Mr. Kracht suggested setting a date for the Planning Commission Meeting at the Fire Company.

7.2. Resolution 2024-12 Record Destruction – Audio Recordings: Ms. Pursell advised that during the November 13th meeting, Council was presented with a Resolution for the Record Destruction of

Audio Recordings. At Council's direction, she updated the Resolution to reflect that audio recordings would be destroyed on a "rolling calendar year basis".

Motion by Mr. Benonis seconded by Mr. Mayes and unanimously carried, Council approved Resolution 2024-12 Record Destruction of Audio Recordings on a rolling calendar year basis.

8. Committee Reports: Mr. Smith provided an overview of the 2024 Budget which does not include a tax increase or an increase in water rates. There will be an increase of \$40.00 per quarter for the sewer rates. With this increase, the sewer fund is \$11,000.00 under budget.

9. Public Comment: There were no public comments.

10. Comments from Council Members: Mr. Smith explained that the Borough will be switching to Whitetail Disposal in 2024 because the contract we have with Waste Management expires on December 31, 2023. The Solid Waste Contract went out to bid and Whitetail Disposal was the lowest responsible bidder. There will be a little rate increase from 2023. The Borough will be mailing postcards to residential properties explaining the transition.

Mr. Mayes expressed his concern about fire services and not having enough volunteers. He is hoping the Finance Committee will consider a fire tax in the near future.

11. Executive Session: Mr. Sharer announced Council would be meeting in Executive Session to discuss personnel and litigation. Council will not be reconvening after Executive Session.

12. Adjournment: Upon motion by Mr. Smith, the meeting was adjourned at 8:56 p.m.

Respectfully Submitted,

Date Approved: 12/11/2023

Colleen M. Pursell
Colleen M. Pursell, Manager/Secretary