

The special Council meeting was called to order at 6:00p.m. by President, Jeffery L. Wright, with the pledge of allegiance, followed by a moment of silence.

In Attendance:

Michael Albert  
Jeffery Wright  
Stephen Shaver  
Michael Kovach  
Lisa Wiedeman-Krosnar  
Dennis Heefner  
MaryJo Szada (arrived at 7:00p.m)

Absent:

Mayor Thomas Acri  
David A. Wion, Solicitor  
John M. DeSanto, Jr., Secretary Treasurer  
Kathleen D. Handley, Assistant Secretary Treasurer  
Dennise Hill, Executive Assistant

The meeting immediately recessed into the public hearing.

Mr. Wright stated that the process for re-zoning the Borough began on May 5, 2005, and Navarro & Wright Consulting Engineers, Inc. was hired to review and revise the Steelton Borough Zoning Ordinance. He thanked Navarro & Wright for their hard work on this and then turned the meeting over to Paul Navarro.

Mr. Navarro thanked everyone for attending and gave a brief history of the Borough. He stated that the Borough was founded in 1880 and was a prime spot for a community due to proximity to water and access to rails. Mr. Navarro said these conditions made it ideal for a steel company to exist here, so Steelton was a thriving economic center. Mr. Navarro noted that after floods and a decline in the steel industry, the Borough's population declined from approximately 15,000 to about 5,700, which is the current estimated population of the Borough. Mr. Navarro said the Borough Council is interested in moving the town forward to become a thriving community.

Mr. Navarro then presented a thorough explanation of each new zone. (See EXHIBIT A)

Mr. Wright gave members of the audience an opportunity to speak on the re-zoning presentation.

**James E. Stake; 2757 S. 2<sup>nd</sup> Street**

Mr. Stake asked what affect the re-zoning will have on taxes. Mr. Wion stated that redistricting will not affect taxes as long as the use of a property remains the same. If a

property is sold and the new owner uses it for commercial purposes, the new owner's taxes will increase, appropriate to the re-zoning ordinance.

Mr. Stake also asked how far off of Front Street the Secondary Commercial Zone extends. Mr. Navarro stated that the zone runs to the end of the property line of the buildings on Route 230.

**Maria Marcinko; 2704 S. 2<sup>nd</sup> Street**

Ms. Marcinko asked how the re-zoning will affect the insurance of homes that were previously in a residential district but, changed to commercial. Mr. Wion said that their insurance will not be affected in any way. Houses that will be used for residential use will have residential insurance.

**Gene Kostelac; S. 2<sup>nd</sup> Street**

Mr. Kostelac stated that he is attending tonight to represent three social clubs (St. Lawrence Club, St. Mary's Club, and the Dutch Club). He stated that the three clubs put large amounts of money into renovating their facilities (\$58,000; \$30,000; and \$138,000 respectively). He thanked Mr. Navarro for answering his question on whether or not the clubs will be grandfathered in to the ordinance. However, he stated that the three aforementioned clubs were selectively left out and not included in any re-development efforts. He said they used their own money to make these upgrades and he wants to make sure that they are not told that they will be grandfathered, to later find out that they are not.

**Ida C. Alcindor; Conestoga Street**

Ms. Alcindor asked someone to explain what the Traditional Neighborhood District is. She also asked how many streets fall into the Lincoln Street Corridor. Mr. Navarro stated that the Traditional Neighborhood District will have a mixed use. There will be houses as well as corner stores with apartments above. He also stated that the Lincoln Street Corridor extends from Adams to Conestoga Streets.

**Lyn Tiel; 441 S. Front Street**

Ms. Tiel asked what district Front Street, between Mohn and Highland Streets, falls in. She wants to verify that the store she and her husband own will remain the same. Mr. Navarro stated that, that area will now be called the Secondary Commercial Zone and her store will, indeed, remain the same.

**Fred Hamilton; Owns property in Steelton**

Mr. Hamilton asked who will be paying for the proposed revitalization brought on by this re-zoning. He asked how it will be financed and how it will affect the tax base. Mr. Wion stated that Council is re-zoning the Borough so additional uses can be made. Any new owner that puts up a commercial building will pay for that particular building and the taxes associated with it. The Borough received a grant to conduct a study to re-zone the town and bring in buildings to build the tax base. This will upgrade the types of businesses and types of homes that are currently in the area.

Mr. Hamilton asked what tax incentives will be offered to people who move to the former West Side. Mr. Wion stated that it is not foreseeable who will occupy that space. However, the re-zoning allows more options of buildings that can be erected there. Mr. Hamilton asked if the Borough owns the West Side. Mayor Acri stated that ArcelorMittal owns the land that once was the West Side.

**Donald Bowers; 587 Lincoln Street**

Mr. Bowers stated that the language of the ordinance states that the new zoning will affect every property owner. He asked for examples of how the value of his property will increase and/or decrease. Mr. Navarro stated that it was previously explained how the re-zoning will affect the taxes of property owners and property values will follow suit. If an adjacent property is upgraded, the value of properties around it will increase. Mr. Wion added that if the use of a building is abandoned, the new owner will have to comply with the new zoning district and regulations. The new owners will have to appear before the zoning board for approval of the new use.

**Pauline Douglass; Bessemer Street**

Ms. Douglass asked where Bessemer Street falls in within the Lincoln Street Corridor. Mr. Navarro stated that the Lincoln Street Corridor does extend above Harrisburg Street, where Ms. Douglass' house is located.

**Jim Deimler; 131 N. 3<sup>rd</sup> Street**

Mr. Deimler noted that the area between 300 Angle Avenue and 100 N. 3<sup>rd</sup> will now allow 3-unit family homes. He asked Council to consider keeping it single use.

**Maria Marcinko**

Ms. Marcinko asked if there is an ordinance that a single family home cannot be converted into apartments. Mr. Wion stated that it depends on what new district a particular building will fall in. Under the re-zoning, it may be allowable. Council and the zoning board will review these cases as they arise.

**Veronica Supan; S. 4<sup>th</sup> Street**

Ms. Supan asked when this ordinance will be voted on. Mr. Wion told her the vote will take place tonight.

**Ryan Norris; 2716 S. Front Street**

He stated that his property is currently zoned as industrial heavy and it will change to industrial light. He asked how this will affect him. Mr. Navarro said that it will not affect his property.

There being no further public comments, the Public Hearing was closed and the Special Council Meeting reconvened at 7:43 p.m.

**ORDINANCE 2009-R-6, Amending and restating the Zoning Chapter as a New Comprehensive Zoning Ordinance Chapter was presented for Council's consideration.**

On a motion made by Mr. Albert, seconded by Mr. Kovach, Council Members present voted 6 to 1 to adopt Ordinance 2009-6. Mr. Heefner cast the dissenting vote, due to his concerns with insufficient parking in the New Commercial Zone located around South Fourth Street. The motion carried.

**ADJOURNMENT:**

There being no other business before Council, on a motion by Mr. Albert, seconded by Mr. Shaver, the meeting adjourned at 7:45 pm.

Respectfully submitted,

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John DeSanto, Jr.  
Borough Secretary

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Dennise Hill  
Executive Administrative Assistant