

BOARD OF SUPERVISORS OF THE TOWNSHIP OF CAMBRIDGE
22530 Electric Drive, Cambridge Springs, PA 16403
Telephone: (814) 398-8327 – Fax Number: (814) 398-4900
Email: cambridgetwp@verizon.net

PUBLIC HEARING

MONDAY, MARCH 14, 2022 AT 6:30 PM

CALL TO ORDER, MOMENT OF SILENCE, AND SALUTE TO THE FLAG: Chairman Cole called the March 14, 2022 Public Hearing of the Board of Supervisors to order at 6:30 PM in the Municipal Building followed by a moment of silence and the salute to the flag.

ROLL CALL: Supervisors in attendance were Kevin Cole, Charlie Bauer and Bernie Blystone. Also present was Secretary/Treasurer/Zoning Officer, Debra E. Merritt; Stenographer, Sharla Polach; Applicant, Linda King on behalf of the Northwestern REC; Resident, Pat Hermann, and Visitor, Amy Wellington of the Northwestern REC.

IDENTIFICATION OF RECORDING DEVICES: There were no recording devices identified.

INTRODUCTION OF SHARLA POLACH, COURT REPORTER: Mr. Cole introduced Sharla Polach, Court Reporter who took the official transcript of the hearing. Mr. Cole noted that all testimony given would be under oath. Ms. Polach administered the oath to all in attendance.

CHAIRMAN'S STATEMENT OF REASON FOR HEARING: Mr. Cole stated that the Board of Supervisors of Cambridge Township are holding this Public Hearing to inform and obtain public comments on proposed Ordinance No. 01 of 2022, an Ordinance amending the 2016 Cambridge Township Zoning Ordinance and the Cambridge Township Zoning Map to Rezone Parcels Located in the I-2 Industrial Park Zoning District to the R-1 Suburban Residential Zoning District. Notice of the Public Hearing was duly advertised in the Friday, February 25, 2022 and Friday, March 4, 2022 editions of the *Meadville Tribune*, as well as posted on the Township's bulletin board and website on Friday, February 25, 2022, with the properties subject to the zoning changes being posted on Tuesday, March 1, 2022.

SUPERVISORS' COMMENTS: There were no comments from the Board of Supervisors at this time.

PUBLIC COMMENTS: Mr. Hermann stated that he had a few questions on the Northwestern REC's proposal. First, he questioned how water and sewer would be provided. Ms. King stated that water and sewer would be provided in conjunction with CAJA, and that both water and sewer lines were installed when the property was originally developed. She added that the development is also equipped with three-phase power, as well as fiber optic cable lines.

Mr. Hermann also questioned whether this would be a gated housing development, and whether a homeowner's association would be developed. Ms. King stated that currently, the Northwestern REC is looking to gift Lots 1 and 2 to Active Aging, in order for them to create a new Senior Center. She stated that they are quickly outgrowing their main center in Meadville and are looking for a site to expand their operations. She also noted that she believed that the new center would replace the current center in downtown Cambridge. She stated in her discussions with Active Aging, they intend on creating a center that is similar to the one located in Linesville, which offers exercise programs, as well as an indoor walking track, recreational amenities, and other senior programs and services. With regard to the remaining lots, Ms. King stated that it was the REC's intent to leave the lots their current size and offer them for residential development. She stated that the REC has no plans to create a gated community, nor a development with a homeowner's association.

CLOSING REMARKS BY THE SUPERVISORS: Mr. Bauer confirmed with Ms. King that it was the REC's intention to provide single-family housing in the development. Ms. King stated that the REC is only looking to offer

the currently existing lots for residential development. Ms. Merritt noted that single-family dwellings are the only outright permitted housing options in the Suburban Residential Zoning District, however noted that two family dwellings could be permitted through conditional use approval.

ADJOURNMENT: With no further comments to be heard, Mr. Cole moved to adjourn the Hearing, with a second by Mr. Bauer. All were in favor and the Hearing was adjourned at 6:45 PM.

A handwritten signature in black ink, reading "Debra E. Merritt". The signature is fluid and cursive, with the first name "Debra" and last name "Merritt" clearly distinguishable. A horizontal line is drawn beneath the signature.

Debra E. Merritt, Secretary/Treasurer