

MEETING MINUTES FOR CRAFTON & INGRAM BOROUGHS JOINT PLANNING COMMISSIONS

March 22, 2022

6:30 PM via Zoom

Crafton Commissioners: Kirsten Compitello (Chairwoman), Lydia Herring (Secretary), Richard Kraemer, Eric Valcheff

Ingram Commissioners: Greg Butler, Jim Marsilio, Aaron Cygnarowicz

- I. Call to order: 6:35 pm
- II. Roll call: Kirsten Compitello, Eric Valcheff, Lydia Herring, Aaron Cygnarowicz, Jim Marsilio
- III. Citizen Comments: None
- IV. Zoning Project Interview Preparation

Crafton and Ingram received three proposals in response to its RFP due March 15th (i.e., HRG, Klavon, ZoneCo).

 - A. Draft Zoning Ordinance Revision Proposal Interview Rubric reviewed. **Motion** to recommend use of Rubric moving forward for the interviews. All voted yes.
 - B. Interview Selection Process: Interview Committee will include Crafton (Coletta Perry, Kirsten Compitello, Lydia Herring) and Ingram (likely to be G Butler)
 - C. Discussion on what is the 'x factor row'
 1. possibly define as the the 'vision of the vendor'
 2. Do they show that they have a vision to help lead Crafton and Ingram through the project?
 3. Are the firms local and do they know our community? Is the firm aligned with Crafton/Ingram's desired outcome?

Kirsten posed the question of whether PC members have a sense of who we'd like to bring in for an interview.

Eric relayed his scores from reviewing the proposals. All were rated highly and demonstrated that they can do the work. Eric's opinion on HRG's proposal is that it was fairly cookie cutter and they were not creative in their proposal. ZoneCo ranked lowest of Eric's ranking. He's worried about the number of companies and lack of someone that's in charge. He was troubled by their over-emphasis on TOD. There's great understanding of the shopping center demonstrated, but it felt like the communities were centered around that. Klavon scored highest: woman owned, Eric has a desire to help disenfranchised businesses. They were granular in their rates and who was on the project team. Eric got a sense that they are all about the community. They seem creative and know how to treat projects with 2 deliverables. [📄 2022 Zoning RFP - Valcheff](#)

Eric recommends that all three get interviewed because an interview can help us see if we misinterpreted the proposals.

Kirsten's thoughts: All three recognized that Crafton and Ingram are different. All indicated that some of the engagement would be shared.

HRG - second highest score, no fault - but not inspired by their proposal. It felt a bit stiff/cookie-cutter. It felt like they were missing something.

ZoneCo - highest score, most clear, surprised to see so many companies (big team), they had the strongest showing regarding a zoning portfolio. ZoneCo would be leading the zoning and have done local zoning projects.

Klavon - lowest score from Kirsten. The clarity of their overall approach was hard for Kirsten to follow. Their municipal experience was not centered around zoning. Kirsten found it odd to feature military projects.

Kirsten is open to interviewing all three.

Jim Marsilio is in favor of interviewing all three.

Motion: Eric motioned to interview all three, Jim seconded. All agreed.

Jim suggested we reach out to Dormont and maybe Hampton Twp to gauge how they felt about working with ZoneCo.

Questions for Interviews:

- (1) Did the budget constrict your response/Is there anything we missed/you suggest that we didn't think of?
- (2) Who will be the project lead(s) - actual faces we see regularly?
- (3) Walk us through the process of engaging the community
 - (a) Where has this been successful, what insights had the community given you that lead toward different outcomes, etc.

Kirsten asked Jim and Aaron if they have any thoughts on the interview process or interest in being part of the interview committee. Jim suggested that he or Aaron be part of the interview committee. Aaron and Jim to discuss this week with Greg and Sam Nucci.

V. Parks Master Site Plan update

Final committee meeting held. Steering committee had a prioritization exercise during the meeting to help determine what projects to start with. Report being finalized. EPD to attend the upcoming council meeting (6:30 pm) with a brief presentation of the plan and a Q&A session. Any members of the public are welcome to attend. The plan will be open for public review until it is formally adopted starting after the public meeting.

A. Draft status and potential projects: Council is preparing to seek a grant to cover some of the priority projects.

VI. Crafton Planning Commission: vacant position open, vacancy posted on the website.

VII. Review of November (joint) minutes: Motioned to approve by Eric, seconded by Lydia. All agreed.

VIII. Review of February minutes: Kirsten motioned to approve February minutes, Lydia seconded.

IX. Citizen Comments: None (no citizens present)

X. Eric announced that there is an Eco-district open house this upcoming weekend (10-2 Friday & 10-2 Saturday). PA DCED led, located in Millvale. Registration available online (Saturday is the only day with open spots currently).

https://docs.google.com/forms/d/e/1FAIpQLSetFPb5rE0nZHIsBWC5_4EBBdsr0KrOLJG1XtDDPMb38XKUsQ/viewform

Eric followed up on GTRP (<https://dced.pa.gov/programs/greenways-trails-and-recreation-program-gtrp/>) with Greg Welker, Director of CFA Programs, Community and Economic Development and learned that last year they had \$10 Million in funds and \$86 Million worth of project applications. The purpose of GTRP is a tangible outcome. Eco-District planning would not qualify. Eric received positive reception about future grant applications from Crafton.

Keith Wehner, Keith.Wehner@pasenate.com

Eric Motioned to recommend that Crafton Council consider applying for the GTRP grant to cover the Dog Run plans included in the Master Site Plan Project.

Eric recommended that Ingram consider applying for the GTRP grant, as well.

XI. Adjourn: 7:58 pm.