

BOROUGH OF BELL ACRES
BOROUGH COUNCIL REGULAR MEETING MINUTES
May 11, 2026

REGULAR MEETING

The Regular Meeting of the Borough Council of the Borough of Bell Acres was held at 6:00 p.m. on Monday, May 11, 2026, at the Big Sewickley Creek Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

REGULAR MEETING CALLED TO ORDER

The Regular Meeting was called to order by Mr. Renfrew, President of Council, at 6:14 p.m.

COUNCIL

- (X) David Renfrew - President of Council
- () Brock Meanor - Vice President of Council - *excused*
- (X) Christopher Abell
- (X) Matthew Horton
- (X) Charles Kulbacki
- (X) Gregory Molchen - *via telecommunications*
- (X) Michelle Veeck
- (X) Kenneth Alvania - Mayor
- (X) Scott Schoup - Borough Engineer
- (X) Robert Max Junker - Babst Calland

Public Comments

Mr. Rex Dietz - 1880 Camp Meeting Road expressed concerns regarding the proposed ball field project, noting that the preliminary plan includes a second exit directly across from their home. Concerns included vehicle headlights shining into their residence, increased traffic, and safety issues due to the nearby bend in the road where speeding frequently occurs. The resident suggested consideration of a single entrance/exit with designated turning lanes. Additional concerns were raised regarding lack of vegetation buffering and prior maintenance practices of the Ball Field.

Georgette Austin, 106 Meta Drive, requested to read an email submitted by a resident, which Council permitted. The email from **William Battisti** thanked Ms. Helkowski for the invitation from the Quaker Valley School Board to discuss the QVRA the field extension project. Mr. Battisti remains hopeful that the board will take the concerns of Bell Acres residents seriously and ensure that all voices are treated with respect, fairness, and dignity. Mrs. Austin also raised additional concerns about a portable toilet placed at the ball fields, questioning whether it was properly approved, as well as noting that plastic tubes in rain gardens and a silt fence remain on-site and have not been removed.

Mrs. Christine Holt, 1630 Camp Meeting Road, spoke in support of the Steigerwald's and nearby residents impacted by the proposal for QVRA ball field. Mrs. Holt emphasized long-term residency in the area and requested that the project planners show respect for existing homes. She echoed concerns regarding traffic speed, road safety near the proposed access points, and proximity of the development to neighboring properties. She also commented on property maintenance, of clean up in and around the area.

Mrs. Julie Steigerwald, 2051 Camp Meeting Road, expressed opposition to the proximity of the proposed parking lot and prior similar proposals. She cited safety concerns related to the nearby road bend and expressed dissatisfaction with the lack of consideration given to neighboring residents.

Mr. Dale Steigerwald a long-time resident of approximately 50 years, expressed concerns about the proposed parking lot being located very close to their home. Mr. Steigerwald referenced prior discussions with the Quaker Valley School District, including expectations of a privacy fence that were not fulfilled. Concerns were raised about the location of the parking lot near a dangerous bend and lack of communication and also questioned the role of QVRA in relation to the School District.

Mr. Renfrew indicated that no new plans have been received for review, though the Planning Commission has conducted an initial review, and acknowledged the concerns expressed and stated they would be taken under consideration.

INVITED GUESTS

William Bender – Emergency Management Coordinator 2026 Allegheny County Hazard Mitigation Plan

Mr. Bender explained the plan is comprehensive in nature and was developed by Allegheny County with the assistance of outside consultants, including Michael Baker and Associates.

Mr. Bender responded to a question regarding implementation resources; it was clarified that the majority of the plan's execution would be handled at the County level. Adoption by the Borough would allow access to those resources if needed in the future.

Council members expressed appreciation for the work performed and the information presented.

LAND DEVELOPMENT APPLICATION

Mike Wetzel – Victor-Wetzel Associates

Preliminary and Phase I Final Land Development Plan Presentation of the Villas at Bell Acres Development Plan Discussion

Mike Wetzel, Victor Wetzel Associates, representing Bell Acres Pittsburgh, LLC, review of the proposed 156-unit townhome development.

Project Updates & Planning Commission Review

Mr. Wetzel referenced the prior month's presentation by Steve Victor and addressed Council's concern regarding the 40-foot right-of-way modification.

- Mr. Wetzel attended the April 27 Planning Commission meeting and engaged in detailed discussion.
- The Planning Commission recommended approval of the 40-foot right-of-way modification after reviewing updated exhibits addressing driveway and sidewalk concerns.

Site Design & Sidewalk Adjustments

- The plan was revised to move sidewalks closer to the road, gaining approximately 2 additional feet of driveway space. Driveway depths now range: Approx. 24 feet (minimum)
- Up to 27 feet and 32 feet in some areas
- These adjustments were made to:
 - Prevent vehicles from encroaching onto sidewalks
 - Eliminate narrow grass strips between sidewalks and driveways
- The applicant stated the design provides adequate parking space for various vehicle sizes.

Homeowners Association (HOA) Responsibilities

The development will include a Homeowners Association responsible for maintenance, including: Roads, Sidewalks, Driveways, Grass areas Snow removal HOA provisions will include: No on-street parking restrictions Fines for violations, increasing with repeated offenses Submission of HOA declaration to the Borough Solicitor for review.

Wetlands & DEP Review

Discussion addressed ongoing review by the Pennsylvania Department of Environmental Protection.

The plan was originally approved in 2021 but has undergone extended DEP review.

The applicant stated: Wetlands issues are largely resolved

Remaining delays relate to earthmoving and environmental controls, not wetlands

Approval is anticipated within a few months

Road Design & Long-Term Considerations

Roads will be private and maintained by the HOA.

The 40-foot right-of-way: Reduces grading and site disturbance

Lowers long-term maintenance costs and Ensures roads remain private

Discussion included long-term concerns: Potential HOA dissolution

Possibility of future road dedication to the Borough

Mr. Junker advised: Borough cannot be forced to accept dedication existing and future regulations would govern any such scenario.

Utilities & Snow Storage

- Utilities (stormwater and sanitary lines) are planned within roadway areas and utility corridors.
- Mr. Renfrew requested additional review of utility plans.
- Mr. Horton asked regarding snow storage: applicant indicated:
 - Snow will be managed by HOA operations
 - Typical plowing practices will be followed

Recreation Fee Discussion

Standard fee: \$3,800.16 per dwelling unit: Total estimated fee under ordinance: approx. \$600,000 Negotiated arrangement: Approx. \$490,000 total fee - Structured as \$17,500 per building permit (28 buildings total)

Council discussed: Difference between per-unit vs. per-building calculation Impact of credits for land dedication and easements

Phasing Plan Proposal includes: Preliminary approval for entire 156-unit development and final approval for Phase 1 only (approx. 42 units)

- Future phases (2 and 3): Will require separate final approvals
- Will include new bonding and development agreements
- Full site grading may be bonded during Phase 1

Mr. Junker read Section 4 of Amended Resolution No. 04132026B as follows:

On April 6, 2026, the Applicant submitted a letter dated March 27, 2026 regarding the mandatory dedication of land or fee in lieu thereof provisions in Article V of the SALDO and offered to dedicate Parcels C (44.52 acres) and D (2.7 acres) depicted on the Final Plan for a total of 47.215 acres as a modification of the mandatory dedication of 60 acres of suitable recreation land. In recognition of the 2021 plan and the proposed Conservation Easement and dedication of land near Sevin Road contained therein but also recognizing the Parcel C does not meet the standards in SALDO § 149-43 the Borough denies the requested modification but shall give credit for a Conservation Easement on Parcel C for land that does not contain slopes of 20% or more (7.5 acres) and will accept dedication of Parcel D in fee simple (2.7 acres). For the 156 total dwelling units in all three Phases, the dedicated acreage is the equivalent of the recreation land for 27 dwelling units. Therefore, the Applicant shall pay, at the time of Building Permit Application a Recreation Fee in Lieu of \$17,500 for each of the 28 anticipated buildings containing townhouse units (129 dwelling units times the current \$3,800.16 fee divided by the 28 buildings). This Recreation Fee in Lieu shall not change regardless of the discretionary adjustments in the approved FMV and Discount Rate for phased developments in SALDO §149-44(B)(2).

Mr. Renfrew requested:

- Prior streetscape/cross-section exhibits comparing 40 ft vs. 50 ft layouts
- Additional review of utility plans Discussion included: Density considerations and hillside impacts
- Landslide risks and responsibility for slope failures
- Comparison to other developments and infrastructure timelines

MAYOR'S REPORT

The Mayor's Report for the month of April 2026 has been submitted in writing and made part of the minutes.

APPROVAL OF THE REGULAR MEETING MINUTES

A motion to approve the minutes of the Regular Meeting held April 13, 2026, and the was made by Mrs. Veeck, seconded by Mr. Abell. All in favor. Motion carried.

TREASURER'S REPORT

A motion to approve the Treasurer's Report as submitted for January 2026 as distributed and ratify payments totaling \$241,045.92 out of the General Fund and \$10,186.83 out of the State Fund was made by Mr. Kulbacki, seconded by Mr. Horton. All in favor. Motion carried.

OLD BUSINESS

Amended Resolution No. 04132026B - Preliminary and Phase I Final Land Development Plan for Villas at Bell Acres

AMENDED RESOLUTION NO. 04132026B

AN AMENDED RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY AND PHASE I FINAL LAND DEVELOPMENT APPROVAL TO VILLAS AT BELL ACRES, LLC, THE VILLAS AT BELL ACRES RESIDENTIAL SUBDIVISION AND LAND DEVELOPMENT PLAN LOCATED AT BLOCK/LOT NO. 1062-J-98 ALONG THE SOUTH-EAST SIDE OF BIG SEWICKLEY CREEK ROAD, WITH CONDITIONS.

A motion to table Amended Resolution No. 04132026B was made by Mr. Kulbacki, seconded by Mr. Molchen. All in favor. Motion carried.

COUNCIL MEMBER REPORTS

Budget & Finance – Michelle Veeck

None

Public Safety – Brock Meanor

Full-Time Police Officer Hire

If Council takes action: A motion to direct the Civil Service Commission and Chief Korol to begin the process of hiring a full-time police officer was made by____, seconded by____. **No action taken.**

Public Works – Christopher Abell

Mr. Abell reported we must take delivery of additional tons of salt by the end of June. It is anticipated that all salt can be stored within the existing shed. The previous supplier is not participating in the current bidding process due to complications from the past winter season, including frozen rivers that impacted operations. Members acknowledged that the absence of the prior supplier will likely result in increased salt costs.

Property & Supplies – Charles Kulbacki

Property and Supplies Report

A grant request for the Borough Park project is currently in progress and working its way through the Commonwealth Finance Authority.

Government & Legislation – Matthew Horton

Allegheny League of Municipalities (ALOM) Spring Conference Report

Mr. Horton reported he attended the ALOM conference. Materials from the conference are available and will be provided to Mrs. Fleming for any members who wish to review the presentations. The conference included discussions regarding land use for data centers as well as engagement opportunities with state representatives. Mr. Renfrew raised the question regarding the municipality's existing data center ordinance, which was placed approximately five or more years ago and noted as being one of the earlier ordinances of its kind. Members discussed whether it would be appropriate for the Planning Commission to review the ordinance again. It was generally agreed that, due to changes over the past several years, a review would be beneficial to ensure the ordinance remains current and aligned with updated requirements.

A motion to direct the Planning Commission to revisit Ordinance No. 320 to Regulate Cryptocurrency and Data Mining was made by Mr. Kulbacki, seconded by Mrs. Veeck. All in favor. Motion carried.

Zoning – Gregory Molchen

Resolution No. 04132926B - Preliminary and Final Land Development Plan for Villas at Bell Acres

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL TO VILLAS AT BELL ACRES, LLC, THE VILLAS AT BELL ACRES RESIDENTIAL

A motion to adopt Resolution No. 05112026 - Allegheny County 2026 Hazard Mitigation Plan was made by Mr. Kulbacki, seconded by Mr. Abell. All in favor. Motion carried.

Bell Acres Municipal Authority (BAMA) Appointment

A motion to appoint Robert Bremmer to the Bell Acres Municipal Authority for a term ending December 31, 2028, was made by Mr. Abell, seconded by Mr. Kulbacki. All in favor. Motion carried.

Leetsdale 4th of July Celebration Donation

A motion to donate \$500.00 to the Leetsdale Fourth of July Committee was made by Mr. Kulbacki, seconded by Mr. Abell. All in favor. Motion carried.

CORRESPONDENCE

There are other items that should be noted but do not need action at this time.

ADJOURNMENT

There being no further business to transact, a motion to adjourn was made by Mrs. Veeck, seconded by Mr. Abell. Meeting adjourned at 7: 40 pm. All in favor. Motion carried.

EXECUTIVE SESSION

An Executive Session was held to discuss Litigation, Police Personnel, and Possible Property Acquisition.

Respectfully submitted,



Jill Palko
Borough Secretary