

**BUREAU OF COUNCIL**  
**Molly Bundrant, President**  
**Carl Sizer, Vice President**  
**William James**  
**David Koerth**  
**Taylor Galaska**



**Robert Fiscus, City Manager**  
**William J. Madden, City Solicitor**  
**Daphne Parrish, City Clerk**

**SHARON CITY COUNCIL**  
**SPECIAL COUNCIL MEETING MINUTES**

Meeting Held in Council Chambers  
Wednesday, July 6, 2022, at 6:30 PM

**CALL TO ORDER AT 6:30 PM**  
**PLEDGE OF ALLEGIANCE**  
**ROLL CALL**

**Council:**

<input checked="" type="checkbox"/> <b>President Bundrant</b>	<input checked="" type="checkbox"/> <b>Mr. Koerth</b>
<input checked="" type="checkbox"/> <b>Mr. James</b>	<input checked="" type="checkbox"/> <b>Mr. Galaska</b>
<input checked="" type="checkbox"/> <b>Mr. Sizer</b>	

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<input checked="" type="checkbox"/> <b>Robert Fiscus, City Manager</b>	<b><u>News Media:</u></b>
<input checked="" type="checkbox"/> <b>Attorney Madden, City Solicitor</b>	<b><u>_The Herald</u></b>
<input checked="" type="checkbox"/> <b>Daphne Parrish, City Clerk</b>	

**Department Heads:**

<input checked="" type="checkbox"/> <b>Jason Tomko, Finance Director</b>
<input checked="" type="checkbox"/> <b>Edward Stabile, Chief of Police</b>
<input checked="" type="checkbox"/> <b>David Tomko, Director of Code Enforcement</b>

**PUBLIC COMMENTS - AGENDA ITEMS**

James Epstein, 1339 Kimberly Road, listed issues with Ordinance #11-22. 1) Using the building as a hotel is not an appropriate usage in 2022 as there are a dozen hotels within a 5-mile radius and a hotel, restaurant, and destination site operating here will change the neighborhood. 2) The intent of the Ordinance is unclear and would authorize hotels in R-1 Districts throughout the entire City. He suggested if this decision is specific to the Shenango Inn, it should belong to the Zoning Hearing Appeals Board. 3) The preliminary Ordinance lists assurances including the hotel operating at a 4-star rating standard as defined by an organization related to the government of India's tourism industry. Mrs. Bundrant said this was changed to a 4-star rating from AAA or Forbes Travel Guide. Mr. Epstein asked if Council should delegate to a private organization not accountable to Council and could copies of their inspection reports be obtained. The rating companies rate the quality of the experience at hotels for the benefit of the hotel. They do not consider the experience for the surrounding neighborhood. He asked how the 4-star rating could be enforced in a practical way. He suggested listing the conditions in the Ordinance rather than delegating to AAA or Forbes Travel Guide.

Attorney Madden said the issue of authorizing hotels in R-1 Districts throughout the City is theoretically true; this Ordinance is setting it up as a special exception and it must go through the Zoning Hearing Board for approval. However, there is no other place in the City to build a hotel in an R-1 District. In regard to delegation of standards, the City uses other established standards such as the National Fire Code and BOCA Building Codes. In regard to enforcement issues, the facility is located in our jurisdiction and local courts have authority to enforce our Ordinances. Issues raised can be addressed by Council in the Ordinance. Tonight's reading is a first reading of the draft and items can be added to address concerns.

**ORDINANCES**

**MOTION** that Ordinance #11-22 entitled "An ORDINANCE of the Council of the City of Sharon, County of Mercer, Commonwealth of Pennsylvania, amending the Sharon Zoning Ordinance of City, Article 3, Section 306 and 309 to provide as an additional use a special exception: Hotel, but only in compliance with the stated conditions" **Pass FIRST reading by title.**

**Motion: Mr. Koerth**

**Second: Mr. James**

\*\*Mr. Sizer asked if changes are made after the first reading, will there again need to be two readings. Attorney Madden said following the first reading, the Ordinance will be sent to the Sharon Planning Commission and Mercer County Regional Planning who will have 30 days to review and make comments on the Ordinance. There will then be a Public Hearing scheduled.

Vote: YES Mr. Koerth  
YES Mr. Sizer  
YES Mr. Galaska

YES Mr. James  
YES Mrs. Bundrant

<b>ADJOURNMENT</b>
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Meeting adjourned at 6:46 PM