

**BOROUGH OF SEWICKLEY  
PLANNING COMMISSION  
MEETING MINUTES  
WEDNESDAY, SEPTEMBER 4, 2013**

The Planning Commission Meeting was called to order at 7:00 p.m. by Chairperson Paul Pigman. In attendance were Marlin Bartos, Tom Rostek, Stanley Ference, and Sharon Pillar. Shannon Ashmore was absent due to work and Erica Kagle was absent due to illness.. Also in attendance was Borough Manager Kevin M. Flannery.

Mr. Pigman led the Planning Commission Members in the Pledge of Allegiance.

**APPROVAL OF MINUTES**

A motion to approve the Planning Commission Minutes of August, 2013 was made by Ms. Pillar and seconded by Mr. Bartos. The minutes were approved, 4-0-1, with Mr. Rostek abstaining as he was not present for the meeting.

**OLD BUSINESS**

Borough Manager presented Subdivision Plan for Waterworks Park. Waterworks Park was annexed by the Borough from Sewickley Heights Township in 1935. It has served as the area for the Water Commission activities over the years and some recreation. The Borough deeded portions of the park to the Sewickley Water Authority to assist in the PENNVEST Project to replace the reservoirs with tanks. The land is now to be subdivided and returned to the Borough and the Water Authority. The proposed subdivision has been reviewed by the Allegheny County Economic Development office. On motion of Mr. Ference, seconded by Mr. Rostek, the Planning Commission, voted 5-0, to schedule a Public Hearing on the proposed Subdivision for Wednesday, October 2, 2013.

Borough Manager presented Consolidation of Green Street Plan of Lots for 418 Walnut Street and the current Green Street Parking area. The proposed subdivision will assist in providing parking. On motion of Mr. Ference, seconded by Mr. Rostek, the Planning Commission, voted 5-0, to schedule a Public Hearing on the proposed Consolidation of Lots for Wednesday, October 2, 2013

Borough Manager presented application to officially amend the Zoning Map for the properties, in the Green Street Plan of Lots and 3 adjoining properties to be zoned Commercial 1. On motion of Mr. Ference, seconded by Mr. Rostek, the Planning Commission, voted 4-1, with Ms. Pillar voting no, to schedule a Public Hearing for the rezoning request for Wednesday, October 2, 2013.

**PLANNING COMMISSION MEETING MINUTES  
SEPTEMBER 4, 2013  
PAGE 2**

**NEW BUSINESS**

Ms. Susan Kaminski and Daniela Gillespie, representing the Village Theater group, addressed the Planning Commission. Ms. Kaminski stated the Village Theater group has raised \$1.2 million for the theater and are awaiting the announcement of a \$350,000 Gaming Economic Development Grant from Harrisburg. The group has retained an architectural firm from Ohio for the design and hope to make a presentation before the Planning Commission within a few months.

On motion of Mr. Rostek, seconded by Mr. Ference, the Planning Commission voted, 5-0, to approve the 2014 Meeting Schedule.

On motion of Mr. Bartos, seconded by Mr. Ference, the Planning Commission voted, 5-0, to approve the 2014 Budget Request of \$7,500 for consultants to assist in reviewing the impact of the Village Overlay.

Joan Miles, of Hill Street, addressed the Planning Commission and stated that the Borough needs to maintain Village Overlay Design Standards especially in the center of town. She does not understand the haste to build a parking garage and would ask that a Needs Assessment be completed and suggested a public hearing on the issue also.

**ADJOURNMENT**

On motion of Stanley Ference, seconded by Tom Rostek, the Planning Commission was adjourned at 8:47 p.m.

Respectfully submitted,

Kevin M. Flannery  
Acting Secretary