

**BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES**

**WEDNESDAY
AUGUST 3, 2011**

The *Planning Commission Meeting* was called to order at 7:01 p.m. by Chairperson Paul Pigman. In attendance were members Joan Miles, Shannon Ashmore, Marlin Bartos, and David Saint-Jacques. Also in attendance was Borough Manager Kevin M. Flannery. Sharon Pilar, Stanley Ference were not in attendance due to vacation. Also in attendance were court stenographer Donna McMullen, and AJ Schwartz from EPD.

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

APPROVAL OF MINUTES

The minutes for the July PC meeting were not available.

OLD BUSINESS

1. Public Hearing Zoning Ordinance

Mr. Pigman conducted a public hearing on the proposed Borough of Sewickley Zoning Ordinance, dated June 14, 2011. Court Stenographer administered oaths to all those testifying.

Records show that after having been advertised for public review: one resident came into the Borough Offices to review the final draft of the proposed ordinance; no requests were made to EPD for printed or digital copies of the final draft; many hits were recorded on the Borough website to review the online version of the final draft.

A correspondence from the Borough Council stated that they propose a change to rectify language pursuant to a request of the Borough of Sewickley Zoning Hearing Board based on a decision in Case No. 11-04. The change will occur on page 27-119, subsection C, title C3.c as follows:

“C. Parking for R-1, R-1A, R-2, and C1/VO Districts.”

“C3.c : The open off-street parking on any single-family, duplex, and townhouse lot shall not exceed four hundred (400) square feet per dwelling unit, exclusive of a single private driveway.”

Tom Rostek of 858 Thorn Street commented that Section 303, and Section 409 should be reviewed. He questioned the definition of a principal building front yard and the allowed locations of accessory use buildings and structures in the R-2 district. Mr. Rostek also questioned the ordinance which states that the zoning officer has the sole discretion to define the yards of a principal building. AJ Schwartz stated that this ordinance had not changed from the original draft. Ms. Miles stated that buffer yards and screening will improve the conditions of surface parking situations. AJ Schwartz suggested that integrated parking requirements could be a solution.

Darlene Dech of Ackley Terrace presented a question regarding the process of adoption and review of the proposed Ordinance should any changes be required. The borough manager explained that if the changes were not substantive or that the changes did not cause a greater problem, the County would not choose to review the entire ordinance. The public can always review the changes by attending the the Council or PC meetings, or by finding them online.

Larry Rice of Peebles, and of the Borough of Sewickley Tree Commission, requested that the proposed ordinance has an expanded list of acceptable trees. The reasons for this are: to match existing species, to allow for more desirable trees, and the fact that species change over time and some hybrids are potentially undesirable. Mr. Rice also suggested that the final decision on any requested tree not on the list to be planted should be the responsibility of the Tree Commission. Mr. Flannery suggested that the Tree Commission could make a recommendation to Council regarding any potential trees to be planted, and that Council would have final approval.

Linda Stomper of Thorn Street asked if the comments made @ the ZHB will be considered during the Council public hearing. Mr. Flannery explained that only those in the official record of the hearing of this hearing will be presented to the Council, but that Ms Stomper is welcome to attend the hearing and testify.

Jennifer Markus of Mulberry Street requested that professional offices be allowed on the first floor in the Village Overlay District. She suggested a reduction in the Village Overlay District on streets other than Beaver Street and Broad Street.

There were no other comments from the public. Borough Manager testified that all advertisements were in accordance with the Municipalities Planning Code and Borough of Sewickley Code of Ordinances. On motion of Mr. Saint-Jacques, seconded by Ms. Miles, the PC closed the public hearing.

The PC, after discussion, agreed to the following changes:

1. Re: Section 303, definition of Yard: the word "sole" shall be removed. The phrase shall read as follows: ..."the zoning officer shall establish such yards at his/her discretion."
2. Re: Section 303, definition of Yard. A figure shall be added by EPD, to define yard location in the R02 district where multiple principal buildings exist.
3. The additional list supplied by the Tree Commission shall be adopted, and the Tree Commission will have the ability to recommend to Council other trees not listed on an individual case basis.

The PC discussed the possibility of integrated parking and rejected the idea. The PC discussed the possibility of allowing office space on the first floor of the VO district, and rejected the idea.

On motion of Mr. Saint-Jacques, seconded by Ms. Miles, the PC voted 5-0 to recommend the adoption of the Borough of Sewickley Zoning Ordinance, dated June 1, 2011, with the changes recommended by the ZHB dated July 13, 2011, pending comments from the Allegheny County Economic Development Office. In addition, the PC would like to recommend the following changes, which will be additionally outlined in a letter presented to Council by EPD:

1. Re: Section 303, definition of Yard: the word "sole" shall be removed. The phrase shall read as follows: ..."the zoning officer shall establish such yards at his/her discretion."
2. Re: Section 303, definition of Yard. A figure shall be added by EPD, to define yard location in the R02 district where multiple principal buildings exist.
3. The additional list supplied by the Tree Commission shall be adopted, and the Tree Commission will have the ability to recommend to Council other trees not listed on an individual case basis.

Ms. Miles and Mr. Saint-Jacques plan to attend the August 15th, 2011 Borough Council meeting.

NEW BUSINESS

Trobee and Baker Plan of lots unification plan (529 Centennial and 613 Lincoln Unification Plan) was reviewed. A public hearing is set for September 7, 2011.

The owners of the property were not present. The Plan of Lots was reviewed by the PC. Marlin Bartos commented that the Plan of Lots should included the calculation that shows the square footage taken from parcel 421-B-133 and how it is divided to increase the sizes of Parcels 421-B-132 and 421-B-135.

CORRESPONDENCE

none

ADJOURNMENT

On motion of David Saint-Jacques, seconded by Shannon Ashmore, the PC voted to adjourn the August Planning Commission Meeting. This motion passed 5-0.

Next regularly scheduled meeting is September 7, 2011 at 7pm.

Respectfully submitted,

David A Saint-Jacques
Planning Commission Secretary