BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES

WEDNESDAY, FEBRUARY 4, 2015

The Planning Commission Meeting was called to order at 7:00 p.m. by Chairperson Paul Pigman. In attendance were Tom Rostek, Nathan St. Germain, Erica Kagle and Shea Murtaugh, Marlin Bartos and Jamie Morrill (arrived at 7:33 p.m.). Also in attendance were Bobby Cherry of Trib Total Media, Terry Corbett and Stephen Casey representing Howard Hanna, and 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 January 7, 2015 was made by Mr. Bartos and seconded by Ms. Kagle. The minutes were approved, 5-0-1, with Mr. Pigman abstaining as he was not in attendance.

OLD BUSINESS

Public Hearings:

Borough Manager advised that Howard Hanna was recommended for approval at the January Planning Commission meeting. When Howard Hanna had the hearing before Council, they submitted a change in the drawing and Council granted Howard Hanna a Continuance until February 16, 2015. While the changes are in the favor of the Borough, the window plan is a better business match for Broad Street and the roof line will be straight, Council still asked that even though it was not required, to have the revisions forwarded to the Planning Commission.

Court Stenographer, Donna McMullen, administered the oath to all who were testifying in this matter

Mr. Terry Corbett, Director of Development for Howard Hanna, and Mr. Stephen Casey, Architect presented a revised plan for the new office building at 401 Broad Street. The plan shows a 4,500 square foot Howard Hanna Real Estate Sales Office. There will be spaces for 39 agents, conference room, storage and a break room. Mr. Casey reviewed the changes to the windows on Broad Street and the roof line.

There was no other testimony from the audience.

Borough Manager provided exhibits verifying the public advertisements and notices provided to the adjacent property owners. On motion of Mr. Rostek, seconded by Ms. Murtaugh, the Commission voted, 7-0, to recommend approval of the Howard Hanna Land Development Plan dated January 16, 2015.

Borough Manager advised that the revised Green Street Plan of Lots has been forwarded to the Allegheny County Economic Development Office. The Public Hearing before the Planning Commission is scheduled for Wednesday, March 4, 2015.

Borough Manager advised that the Waterworks Park Plan of Lots – Revised Parcel A has been forwarded to the Allegheny County Economic Development Office. This is the piece of 31 acres that was bid by the Allegheny Land Trust. The Public Hearing before the Planning Commission is scheduled for Wednesday, March 4, 2015.

Mr. Rostek addressed the Planning Commission for a change in the C-1 zoning to allow a 10 foot maximum instead of a 10 foot minimum. The Planning Commission reviewed the proposed chart and was in agreement for an amendment to be prepared for the April 1, 2015 Planning Commission. On motion of Mr. Rostek, seconded by Mr. St. Germain, the Planning Commission voted, 7-0, to have Environmental Planning and Design prepare a revised zoning ordinance.

Council Representative provided a recap of the actions of the January 19 Council meeting for the Planning Commission members.

ADJOURNMENT

On motion of Mr. Morrill, seconded by Miss Murtaugh, the Planning Commission was adjourned at 7:57 p.m.

Respectfully submitted,

Kevin M. Flannery
Acting Secretary