

**BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES**

WEDNESDAY, NOVEMBER 7, 2012

The Planning Commission Meeting was called to order at 7:00 p.m. by Chairperson Paul Pigman. In attendance were members Shannon Ashmore, Sharon Pillar, Marlin Bartos, Tom Rostek and Stan Ference. Also in attendance were Borough Manager Kevin M. Flannery, Attorney John Edson and Donna McMullen, Court Stenographer.

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

APPROVAL OF MINUTES

A motion to approve the Planning Commission Minutes of May 2, 2012 was made by Mr. Ference and seconded by Ms. Ashmore. The minutes were approved 6-0.

OLD BUSINESS

The Borough Manager advised the Subdivision and Land Development Ordinance was adopted by Council at the October 15 meeting.

The Borough Manager advised that the One Village Square, LLC Unification Plan was approved for 413-417 Walnut Street and the One Thorn Street Unification Plan for 413-417 Thorn Street was also approved.

NEW BUSINESS

Court Stenographer Donna McMullen administered the oaths for all testifying for the Finalization of Plan for Village at Sweetwater Plan of Lots Building 200. Attorney John Edson was in attendance and requested a recommendation from the Planning Commission on the Finalization of Lots (Subdivision) for Building 200 of the Village at Sweetwater Plan of Lots. Originally, the approved plan had 6 units, the new request shows 5 units within the same footprint. On motion of Mr. Ference, seconded by Mr. Rostek, the Planning Commission voted, 6-0, to recommend approval of the finalization of lots for Building 200.

Mr. Richard Webb was in attendance and addressed some concerns with the Zoning Hearing Board decision for the property at 202 Beaver Street. He addressed the Planning Commission to impress upon them that the neighbors will look to the Planning Commission and Council to assist in placing conditions on the Presbyterian Church that will address no front yard parking, proper screening, lighting of the parking areas, and driveway access.

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Mr. Webb also addressed the Planning Commission regarding definitions in the Zoning Ordinance. In particular, he discussed the adjacent and does the term include the properties across the street? He also discussed the word transparency as it relates to fence and screenings. The Planning Commission thanked Mr. Webb for his comments but must wait till there is an official word from the Presbyterian Church as to which course they would take.

On motion of Mr. Ference, seconded by Mr. Rostek, the Planning Commission voted, 6-0, to cancel meeting in December if there is no business to be brought before the Commission.

ADJOURNMENT

On motion of Sharon Pillar, seconded by Tom Rostek, the Planning Commission voted, 6-0, to adjourn at 9:10 p.m.

Respectfully submitted,

Kevin M. Flannery
Acting Secretary