BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES

WEDNESDAY, OCTOBER 3, 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 Stanley Ference. 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 September 5, 2012 was made by Ms. Pillar and seconded by Mr. Pigman. The minutes were approved 5-0-1, with Mr. Rostek abstaining as he was not present for the meeting.

Mr. Pigman advised that David Saint Jacques had forwarded an email resigning from the Planning Commission due to time commitments.

OLD BUSINESS

Mr. Pigman stated that this is the time for the Public Hearings.

Public Hearing No. 1, One Village Square, LLC. Court Stenographer Donna McMullen administered oaths to all who were testifying. Mr. Peter Friday, of Forbes Trail Development and Project Manager reviewed the proposed unification plan. The plan would consolidate 413 and 417 Walnut Streets into one lot. Mr. Cliff Krey, owner of 419 Walnut Street, stated his objection to the unification because he claimed he had adverse possession to the patio and sidewalk adjacent to his property but shown on the plan as part of the One Village Square, LLC plan. Mr. Friday stated that they have attempted to resolve the issue with Mr. Krey and grant him the use of the sidewalk but have not received any communication.

Mr. Rostek and Ms. Pillar asked if the easement is recorded on Mr. Krey's deed. Mr. Krey responded that it was not shown on the deed. On motion of Sharon Pillar, seconded by Marlin Bartos, the Planning Commission voted, 6-0, to close the hearing.

Borough Manager advised that the notice has been advertised in accordance with the MPC and the Borough of Sewickley Code of Ordinances. On motion of Sharon Pillar, seconded by Shannon Ashmore, the Planning Commission, voted 5-0-1, with Mr. Ference abstaining, to recommend to Council, the approval of the One Village Square, LLC unification plan.

Public Hearing No. 2, 413-417 Thorn Street. Court Stenographer Donna McMullen administered oaths to all who were testifying. Mr. Peter Friday, of Forbes Trail Development and Project Manager reviewed the proposed unification plan. The plan would consolidate 413 and 417 Thorn Streets into one lot.

On motion of Shannon Pillar, seconded by Marlin Bartos, the Planning Commission voted, 6-0, to close the hearing. Borough Manager advised the notice has been advertised in accordance with the MPC and the Borough Of Sewickley Code of Ordinances . On motion of Tom Rostek, seconded by Shannon Ashmore, the Planning Commission, voted 5-0-1, with Mr. Ference abstaining, to recommend to Council, the approval of the One Thorn Street, LLC unification plan.

Public Hearing No. 3, Subdivision and Land Development Ordinance. Court Stenographer Donna McMullen administered oaths to all who were testifying. Carolyn Yagle from Environmental Planning and Design reviewed the Review Letter from Allegheny County Economic Development and the minor changes as requested. All changes have been incorporated into the Ordinance for the Public Hearing. On motion of Stan Ference, seconded by Tom Rostek, the Planning Commission voted, 6-0, to close the hearing. On motion of Sharon Pillar, seconded by Stan Ference, the Planning Commission voted, 6-0, to recommend the adoption of the Subdivision and Land Development Ordinance including change toTable I.

NEW BUSINESS

There was no new business before the Commission.

ADJOURNMENT

On motion of Sharon Pillar, seconded by Paul Pigman, the Planning Commission voted, 6-0, to adjourn at 8:38 p.m.

Respectfully submitted,

Kevin M. Flannery
Acting Secretary