BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES

WEDNESDAY
April 4, 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, and Thomas Rostek. David Saint-Jacques was absent due to vacation and Mr. Ference was absent due to personal reasons.

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 minutes of March 7, 2012 was made by Sharon Pillar and seconded by Tom Rostek with corrections. The minutes for the March meeting were approved 3-0-2, with Mr. Bartos and Mr. Pigman abstaining because they were not present for the meeting.

OLD BUSINESS

Mr. Pigman stated this was the time for the Public Hearing for the 352 Beaver Street conditional use request for a mixed use of retail on the first floor and a 2nd floor dwelling unit. Court Stenographer Donna McMullen swore all in who were giving testimony. Mr. Brunson Smith, the applicant, addressed the Commission and reviewed the drawings for the proposed conditional use. Several Planning Commission members asked if a revised drawing can be presented for the Council hearing that a showed the current floor plan for the upper roof and height measurements on the drawing of total height and height of guardrail fence on roof. Mr. Rody Nash spoke in favor of the proposed conditional use.

Borough Manager provided the public notice of the hearing and copy of notice sent to the adjoining property owners. On motion of Shannon Ashmore, seconded by Tom Rostek, the Planning Commission voted, 5-0, to recommend to Sewickley Borough Council the approval of the conditional use for a 1st floor retail and 2nd floor dwelling unit at 352 Beaver Street, Block and Lot No. 508-N-52 with the following conditions; submission of a revised drawing indicating the height of the entire building project and the height of the guardrail roof fence, a revised drawing of the 3rd floor roof area and that the occupancy permit be issued after verification that the lighting plan is correct,

NEW BUSINESS

Planning Commission reviewed letter from the Presbyterian Church indicating that they will be attending the May 2 Planning Commission meeting for a preliminary review regarding the Church's unification, conditional use and land development applications.

Borough Manager advised the Planning Commission that he has requested an official Solicitor's Opinion with regard to Conflict of Interest regarding the 202 Beaver Street and Presbyterian Church project.

CORRESPONDENCE

The Planning Commission reviewed letter to Los Payasos approving subdivision and unification plan.

ADJOURNMENT

On motion of Sharon Pillar, seconded by Marlin Bartos, the Planning Commission voted to adjourn the February Planning Commission Meeting at 8:10 p.m. This motion passed 5-0.

Next regularly scheduled meeting is May 2,, 2012 at 7pm.

Respectfully submitted,

Kevin M. Flannery

Acting Secretary