BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES

WEDNESDAY, SEPTEMBER 5, 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 Stanley Ference(arrived at 7:10 p.m.) Mr. Saint Jacques and Mr. Rostek were absent due to personal reasons. Also in attendance were Code Official Nancy Watts 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 August 1, 2012 was made by Ms. Pillar and seconded by Mr. Pigman. The minutes were approved 4-0.

OLD BUSINESS

Mr. Pigman advised that the Subdivision and Land Development Ordinance Public Hearing before the Planning Commission is scheduled on Wednesday, October 3, 2012 at 7 p.m.

On motion of Mr. Bartos, seconded by Ms. Pillar, the Planning Commission voted, 4-0, to approve the 2013 Meeting Schedule.

On motion of Mr. Ference, seconded by Mr. Bartos, the Planning Commission voted, 5-0, to approve the 2013 Budget requests.

NEW BUSINESS

Mr. Peter Friday, was in attendance representing One Village Street, LLC, and One Thorn Street, LCC, to review a unification plan for 413-417 Walnut Street and a unification plan for 413-417 Thorn Street. The Borough Manager did advise that following the preconference meeting on August 1, the unification plans have been forwarded to Allegheny County Economic Development for review. There were no other questions of the Planning Commission. On motion of Mr. Ference, seconded by Ms. Pillar, the Planning Commission voted, 5-0, to schedule the Public Hearing for the two unification plans.

Attorney Michael Parrish addressed the Planning Commission regarding the Presbyterian Church and its proposed use of 202 Beaver Street. The Presbyterian Church presented two plans; one for the existing construction and for new construction at 202 Beaver Street for a Youth Center. Development plans were also included for each.

Members of the Planning Commission asked about the Review Letter from Nancy Watts, Code Official, stating that the first step is the unification of all lots. Mr. Parrish indicated that while he did not agree with Ms. Watts letter, the Church was going to proceed to appeal her decision as well as request variances.

Mr. Parrish then introduced the following persons who presented information on the proposed existing construction of 202 Beaver Street: Jim Venture - Engineer, Ben Witmore – Architect, Sarah Moore – Landscape Architect and John Sunday – CDL Engineering.

Each of the parties reviewed the sheets for the land development related to the existing conditions plan, site demolition plan, site layout and grading plan, utility plan erosion and sedimentation plan, parking plan, landscape plan and lighting plan. Each reviewed the concerns of working with the neighbors in completing this project. The parking plan does provide for additional parking for the entire Presbyterian Church with additional landscaping on Duquesne Way. The lighting plan proposes to use 2.9 foot candles. The Church was in agreement for a final review of the installation of the lighting as a condition for the issuance of any occupancy permit.

The first floor of the existing building at 202 Beaver Street would be used as the Youth Center with a Great Room and meeting rooms, the second floor would be used for classrooms, and the third floor would be a residential area for use by a member of the Church staff. Mr. Parrish indicated that this complied with Section 405 of the Zoning Ordinance.

Mr. Parrish stated that the Church would proceed to file a Zoning Hearing Appeal and then return to the Planning Commission for Land Development. The Planning Commission did not review any details for the proposed new building. Mr. Parrish requested the right to have the new construction plans held pending the outcome of appeals before the Zoning Hearing Board.

ADJOURNMENT

On motion of Sharon Pillar, seconded by Paul Pigman, the Planning Commission voted, 5-0, to adjourn at 8:58 p.m.

Respectfully submitted,

Kevin M. Flannery
Acting Secretary