

**BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES**

WEDNESDAY, AUGUST 7, 2013

The Planning Commission Meeting was called to order at 7:00 p.m. by Chairperson Paul Pigman. In attendance were Shannon Ashmore, Marlin Bartos, Erica Kagle, Stanley Ference, and Sharon Pillar. Tom Rostek was absent due to vacation. Also in attendance were Nancy Watts, Code Official 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 June, 2013 was made by Mr. Ference and seconded by Mr. Bartos. The minutes were approved, 3-0-2, with Mr. Pigman and Ms. Kagle abstaining as they were not present for the meeting.

OLD BUSINESS

Mr. Lampl and Mr. Morgan addressed the Planning Commission regarding relief from the zoning requirements for their building on Broad Street. Mr. Lampl stated that he has been before the Planning Commission for several months and would like to know if any relief is planned. Mr. Pigman indicated that Planning Commission does not believe that any relief is necessary at this time. The zoning permits personal services in their building.

NEW BUSINESS

Borough Manager presented Subdivision Plan for Waterworks Park. Waterworks Park was annexed by the Borough from Sewickley Heights Township in 1935. It has served as the area for the Water Commission activities over the years and some recreation. The Borough deeded portions of the park to the Sewickley Water Authority to assist in the PENNVEST Project to replace the reservoirs with tanks. The land is now to be subdivided and returned to the Borough and the Water Authority. The proposed subdivision has been forwarded to the Allegheny County Economic Development office for review. Borough Manager was requesting hearing for September 4, 2013. Borough Manager was asked why there is a 13 some acre portion shown. Borough Manager replied that there has been interest in purchasing the land from the adjacent property owner and Council did have the land appraised.

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Mr. Bartos stated that we have a technically correct subdivision plan. Mr. Ference reviewed the Comprehensive Plan and provided comments. On motion of Mr. Ference, seconded by Ms. Pillar, the Planning Commission voted, 6-0, that Council be informed, that while Planning Commission is considering Council's request to schedule a Public Hearing on the subdivision of Waterworks Park, the Planning Commission would like input from Council as to whether the proposed sale, by Council, of Parcel C-1 is or is not consistent with the 2007 Aleppo-Sewickley-Osborne Comprehensive Plan. The Planning Commission is concerned that the proposed sale may not be consistent with the Comprehensive Plan.

Borough Manager presented draft of proposed subdivision for 418 Walnut Street. This subdivision would combine the existing Green Street Parking Lot with the adjoin 22,000 square foot parcel recently purchased by Council. The proposed subdivision will assist in the development of the 279 space parking garage. Borough Manager advised that the recommendation will also be made to officially amend the Zoning Map for the properties to zoned Commercial 1. Council will review the matter at the August 13th Committee of the Whole meeting. Ms. Pillar suggested that a Traffic Study should be required.

Mr. Bob Nikel of the Sewickley Car Store reviewed plans for a 2,900 square foot addition for the Porsche building. Nancy Watts, Code Official, stated that she met with the applicant today and received additional information that would indicate that the addition is not land development. Borough Manager advised that there is still an outstanding compliance issue with the 2008 Plan approval and the placement of trees. It was recommended that any issuance of an occupancy permit be conditioned on compliance with the Tree Commission. Borough Manager stated that the Car Store and the revised Tree Plan will be placed on the September 9, 2013 Tree Commission Agenda. Mr. Larry Rice, Chairperson of the Tree Commission, addressed the Planning Commission that the Sewickley Car Store has not been a good corporate citizen and that all requests for building additions be denied. Mr. Nikel stated that he would attend the September 9th Tree Commission Meeting.

Mr. Del Miller addressed the Planning Commission and asked for a relaxation in the zoning requirements for more 1st floor office space and for more multi-family development around the business district. The Borough needs to be more flexible.

ADJOURNMENT

On motion of Stanley Ference, seconded by Marlin Bartos, the Planning Commission was adjourned at 10:17 p.m.

Respectfully submitted,

Kevin M. Flannery
Acting Secretary