BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES

WEDNESDAY, JANUARY 2, 2013

The Planning Commission Meeting was called to order at 7:00 p.m. by Chairperson Paul Pigman. In attendance were members Shannon Ashmore, Marlin Bartos, Tom Rostek, and Erica Kagle. Sharon Pillar and Stan Ference were absent due to work. Also in attendance were Borough Manager Kevin M. Flannery and Nancy Watts, Code Officer. There were 12 visitors at the meeting.

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

APPROVAL OF MINUTES

A motion to approve the Planning Commission Minutes of November 7, 2012 was made by Mr. Bartos and seconded by Ms. Ashmore. The minutes were approved 4-0-1. With Ms. Kagle abstaining as she was not on the Commission at that time.

OLD BUSINESS

Chairperson Pigman stated that the Presbyterian Church was to present a Preliminary Plan for the 202 Beaver Street property. Mr. Pigman asked if the record would indicate that he is a member of the Presbyterian Church.

Attorney Michael Parrish reviewed the two plans for the property; the renovation of the existing structure and new construction. Attorney Parrish wished to proceed for a hearing for both applications. Borough Manager advised against a hearing for both plans at the same time as it would create a Catch 22 for the Borough. Borough Manager further stated that under the operating codes, a reason must be stated if any the Planning Commission and Council do not approve of the plan, if you have a hearing on both plans at the same time the Catch 22 may develop.

Chairperson Pigman asked if all zoning variances needed have been granted? Attorney Parrish stated there are additional Zoning Hearing Board applications to be heard. Mr. Pigman asked if it would not be better to have the zoning variances in place for one plan and then proceed with one plan?

Several members of the Church addressed the Commission regarding the need to have additional parking on site. They were very happy that the Church was going to proceed with the renovation but additional parking is needed.

Additional questions were asked about the landscaping plan and the lighting plan. The questions were answered by Attorney Parrish and members of the design team.

Attorney Parrish was asked again if the Church would be willing to submit one application that included all variances needed for the submission. Attorney Parrish said that he would advise Nancy Watts, the Code Officer, before the next hearing. He asked if the other plan could be held without prejudice and the Borough Manager was in agreement.

NEW BUSINESS

Borough Manager advised that the Basic Conditions Report for the establishment of a Tax Increment Finance District has been completed and will be forwarded to the Borough in the next few days. The report will be forwarded to the Planning Commission and Council upon receipt. A resolution needs to be adopted by the Planning Commission which will be included in the February 6 packet.

Also for the February 6th packet will be a Preliminary Plan from One Thorn Street, LLC for a new office building on Thorn Street.

Chairperson Pigman welcomed Erica Kagle to the Planning Commission. Erica stated she was looking forward to working with everyone on the Commission.

ADJOURNMENT

On motion of Marlin Bartos, seconded by Tom Rostek, the Planning Commission voted, 5-0, to adjourn at 9:28 p.m.

Respectfully submitted,

Kevin M. Flannery
Acting Secretary