

**BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES**

WEDNESDAY, MAY 1, 2013

The Planning Commission Meeting was called to order at 7:00 p.m. by Chairperson Paul Pigman. In attendance were Shannon Ashmore (who left at 8:20 p.m.), Marlin Bartos, Stanley Ference, Erica Kagle (who arrived at 8:30 p.m.), and Tom Rostek. Sharon Pillar was absent due to personal reasons. Also in attendance were Nancy Watts, Code Official and Borough Manager Kevin M. Flannery. There were 21 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 April 3, 2013 was made by Mr. Rostek and seconded by Mr. Bartos. The minutes were approved, 5-0.

OLD BUSINESS

Mr. Pigman announced that this was the time for a Public Hearing for a Lot Unification Conditional Use Request and Land Development for the Presbyterian Church at 202 Beaver Street, Block and Lot Nos. 507-M-131 and 507-S-026. Court Stenographer Donna McMullen administered the oath of office to all who were going to provide testimony.

Attorney Michael Parish, representing the Presbyterian Church, introduced Dr. Thomas Graham who addressed the Planning Commission, indicating that the Presbyterian Church has provided space for Sunday School, Educational Youth Programs, Book Clubs, Cub Scout Troops, Narcotics Anonymous, ALON, Daisy Troop Girl Scouts, Boy Scouts, the Edgeworth Garden Club, Amigos Group, Odyssey Group, Key Club, Child Health Association, Samaritan Counseling and a Communal Bible Study Group, as well as other organizations at the church. Dr. Graham indicated that these organizations have used the property for various meetings and activities.

Attorney Parish reviewed the square footage issue, providing the exact footage for the 202 Beaver Street properties. Mr. Jim Ventura, principal engineer of PVE Sheffler, reviewed the granted variances on the plan and reviewed four plans for the first floor and submitted as an exhibit that 9,107 square feet was the actual square footage.

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OLD BUSINESS (CONTINUED)

Van Whitmore, Project Architect for MCF, reviewed the project, providing elevations with the north elevation being from Beaver Street, the west elevation from the Presbyterian Church, the south elevation from the playground and the east elevation.

Mr. Pigman asked if anyone else would like to speak in favor of the Conditional Use and Land Development. Mr. Pigman then asked if anyone was objecting to the proposed Conditional Use and Land Development.

Attorney Tom Ayoob stated that he was representing Ms. Farlow and Mr. Olsen, of 241 Thorn Street and that he has already filed an appeal to the Zoning Hearing Board's granting of the variances. Mr. Ayoob indicated that in Section 802, the paragraph indicates that the use proposed fits more into a place of assembly. Mr. Ayoob then indicated that the playground used by the Friendship School was a point of contention with his client as it is used on a daily basis and there are approximately 100 children between the ages of 3 and 6 years old utilizing that playground.

Mr. Ayoob indicated that he believes it to be a reciprocal parking agreement for the uses and he questions whether that is permissible under the variances. He then specifically requested that the playground be removed from any recommendation for land development.

Melissa Farlow, of 241 Thorn Street, testified that she and her husband bought their house in an R-1 District, 28 years ago. She indicated that the proposed drawing shows a garbage dumpster area and a proposed playground. Ms. Farlow continued stating that the playground was very loud with children laughing, being happy, and playing.

Mr. Parish indicated that the garbage area shown on the map did not provide a dumpster, but was simply two garbage cans similar to all the garbage cans on Duquesne Way.

Brian Morel, of 221 Beaver Street, stated that he and he family utilized the playground on weekends and in the evening, that it is a great playground, and his kids really enjoy it.

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OLD BUSINESS (CONTINUED)

Donna Panazzi, of 227 Thorn Street, indicated that she lives next to the current playground and it is rather loud. Ms. Panazzi indicated that Dr. Graham and Richard Weber have met with her to work on all of the issues related to drainage and she believes that they will be corrected. Her concerns for this evening were that the buffer from the playground will still allow ear piercing noises to be heard. The proposed playground is bigger than the existing playground, and as far as parking is concerned, she is happy if the church members can park in front of her house.

Jane Hamill, of 227 Thorn Street, has lived at her house for 43 years. She indicated that the playground is very noisy, that Duquesne Way is very narrow and she was requesting that the buffer area could be larger.

Mr. Pigman closed the Public Hearing and thanked everyone for their comments. The Planning Commission Members discussed both the Conditional Use and Land Development. The Borough Manager indicated to Mr. Pigman that there should be two separate actions, one for the Lot Unification and the other for the Conditional Use and Land Development.

On motion of Stanley Ference, seconded by Tom Rostek, the Planning Commission recommended, 5-0, the Lot Unification Plan for 202 Beaver Street, Block and Lot Nos. 507-M-131 and 507-S-026.

Further discussion centered on the Land Development Conditional Use Request and on motion of Marlin Bartos, seconded by Tom Rostek, the Planning Commission voted, 4-1, with Mr. Ference voting, no, to recommend the Conditional Use Request and Land Development for the Presbyterian Church for 202 Beaver Street, Block and Lot Nos. 507-M-131 and 507-S-026. 1) that there would be no parking between the building and the front lot line; 2) that the Presbyterian Church save the tree between the parking plan and the playground; 3) that the parking mirror the requirement as for the Land Use per the Zoning Variance granted; 4) that there be a written agreement for the shared easement of parking and the storm sewers and that it be recorded; 5) that the landscape plan be forwarded to the Tree Commission for approval; 6) that the final occupancy permit will be conditioned on satisfaction of the lighting plan; and 7) that Council not accept the current location of the playground.

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NEW BUSINESS

Borough Manager advised that a subdivision plan has been submitted for 418 Walnut Street and will be scheduled for the June 5, 2013 meeting.

CORRESPONDENCE

The Planning Commission reviewed a letter regarding Waterworks Park, indicating that the Sewickley Water Authority and the Borough have come to an agreement to have Waterworks Park divided into four separate land parcels, three of which would be owned by the Borough of Sewickley and one to be owned by the Sewickley Water Authority.

Village Green Partners will be attending the June 5th Planning Commission Meeting to review activities within the Business District and the Village Overlay.

Borough Manager advised that the Ohio River Boulevard Corridor Enhancement Study is being prepared in conjunction with the Borough of Edgeworth. A final draft will be ready for review by the Planning Commission before the June Planning Commission Meeting.

ADJOURNMENT

On motion of Tom Rostek, seconded by Marlin Bartos, the Planning Commission was adjourned at 10:37 p.m.

Respectfully submitted,

Kevin M. Flannery
Acting Secretary