

**BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES**

WEDNESDAY, NOVEMBER 6, 2013

The Planning Commission Meeting was called to order at 7:00 p.m. by Vice-Chairperson Marlin Bartos. In attendance were Sharon Pillar, Tom Rostek, Shannon Ashmore, Erica Kagle and Stanley Ference. Mr. Pigman was absent due to work. Also in attendance was Susan Kaminiski, Alex Simakas, Janis Pereira and Brett Hendricks of Village Theater and Borough Manager Kevin M. Flannery.

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

APPROVAL OF MINUTES

A motion to approve the Planning Commission Minutes of October 2, 2013 was made by Mr. Rostek and seconded by Ms. Kagle. The minutes were approved, 4-0-2, with Ms. Pillar and Mr. Ference abstaining as they were not present for the meeting.

OLD BUSINESS

Borough Manager advised that Sewickley Borough did accept the Planning Commission recommendations for the following:

- Sewickley Borough Council did adopt Resolution No. 2013-015 approving Water Works Park Subdivision;
- Sewickley Borough Council did adopt Resolution No. 2013-016 approving the Green Street Plan of Lots; and
- Sewickley Borough Council did adopt Ordinance 1314 approving Block and Lot 421-A-139 being rezoned to Village Overlay District.

Village Theater Committee and their Architect, addressed the Planning Commission as part of the Pre Application Conference, and reviewed preliminary design and elevations of proposed Village Theater for Walnut Street. The Planning Commission was in favor of the design. The Village Theater also requested relief for the Pre Application Submission from: Item 10 – Resource Protection Plan and Worksheet; Item 13 – Traffic Impact Study; Item 14 – Typical Cross Section of Each Street Proposed; Item 18 – Landscape Plan; Item 25 – State Highway Access; and Item 27 – Wetland Impact. There was discussion regarding the Traffic Impact but it was pointed out that the Borough was doing a Parking Analysis Study and the information contained in that report could be used for this project. Mr. Rostek commented that this is for Preliminary Approval and the Final Approval may request additional information. On motion of Mr. Rostek, seconded by Ms. Kagle, the Planning Commission voted, 6-0, to grant the relief requested by Village Theater. The Village Theater Committee stated that hope to be back in two months with the application.

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Ms. Ashmore left the meeting.

The Planning Commission reviewed proposed language change which would accomplish the request by Mulberry Properties, the owners of 611-613 Beaver Street. The proposed language addition to the Village Overlay Requirements would maintain the structuring and the integrity of the Village Overlay, maintain activity on the street of the Village, keep the number of future conditional use to non-profit (public benefit) organizations, and require a significant commitment for the amount of public accessible exhibits from the street. The new language provided addition definitions and provisions. Mulberry Properties did review the proposed language changes and were in agreement with the proposal.

Several members of the Planning Commission expressed concern not to have a hearing for the rezoning of property out of the Village Overlay. On motion of Mr. Rostek, seconded by Ms. Kagle, the Planning Commission voted, 4-0-1, with Mr. Ference abstaining, to schedule a Public Hearing for January 2014 for the proposed language changes to the Borough of Sewickley Zoning Ordinance.

ADJOURNMENT

On motion of Stanley Ference, seconded by Sharon Pillar, the Planning Commission was adjourned at 8:50 p.m.

Respectfully submitted,

Kevin M. Flannery
Acting Secretary