BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES

WEDNESDAY, OCTOBER 1, 2014

The Planning Commission Meeting was called to order at 7:00 p.m. by Vice Chairperson Marlin Bartos. In attendance were Tom Rostek, Nathan St. Germain, Erica Kagle and Jamie Morrill. Paul Pigman was absent due to work. Also in attendance was 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 September, 2014 was made by Mr. Morrill and seconded by Mr. Nathan St. Germain. The minutes were approved, 5-0.

OLD BUSINESS

Borough Manager reviewed approval letters for 424 Unification Plan and 620 Cochran Street Unification Plan that were approved at the September 15, 2014 Council Meeting.

Borough Manager advised that the Mendicino, Turk and Murray Subdivision Plan and the One Village Square LLC, Subdivision Plan, Conditional Use and Land Development were granted a continuance to the October 20, 2014 Council Meeting.

Public Hearings:

A public hearing was held for the Green Street Plan of Lots – Revised Subdivsion. Court Stenographer, Donna McMullen, administered the oath to all who are testifying in this matter. Borough Manager Flannery stated the subdivision request was to create a lot approximately 11,810 square feet to be located at 418 Walnut Street. This land is owned by the Borough and would create a parcel to be leased to the Village Theater.

Borough Manager Flannery testified that all notices have been properly advertised and sent to the adjoining property owners. In addition, Allegheny County Economic Development Review letter stated that the marking of Hoey's Run Culvert was not required but that the Borough of Sewickley wanted it to remain.

On motion of Mr. Rostek, seconded by Ms. Kagle, the Planning Commission voted, 5-0, to recommend to the Borough of Sewickley Council, the approval of the Green Street Plan of Lots revised subdivision to establish an approximately 11,810 square foot parcel fronted on Walnut Street in the Village Overlay District.

NEW BUSINESS

Charter Homes and Neighborhoods of Lancaster, PA. made a pre application presentation for the 801 Ohio River Boulevard property to establish 10 single family homes and 16 multi family homes in 4 buildings for a total of 14 buildings. They have engaged Gateway Engineers to assist in the preparation of documents for the project. They have named the project, the Elmhurst Development, in recognition of the history of the land that once was home to the Elmhurst Inn. Charter Homes and Neighborhoods reviewed the history of the site and provided designs of the three types of housing structures to be built. They stated that access would be from Boundary Street and there would be no access from Route 65. After the presentation, they were several questions asked and answered. The Planning Commission was in agreement to give Charter Homes and Neighborhoods a Public Hearing for Land Development on Wednesday, December 3, 2014.

Steven Victor of Victor Wetzel Associates and Nicholas A. Manjerovic addressed the Planning Commission regarding the Martin Wise Property bordered by Blackburn Road, Centennial Avenue and Locust Place. They provided letter indicating their intent to purchase and authorization from the Wise Family to make an application before the Planning Commission. Mr. Victor presented a Zoning Amendment for consideration that would permit Multi-Family Village Townhouses in the C-1 Zoning District. He stated that the building would need to contain 3-8 units and have rear loaded parking and garages. Mr. Victor requested a Public Hearing for November 5 and stated that he would meet with Allegheny Economic Development staff for their review. The Planning Commission was in agreement for a Public Hearing for November.

ADJOURNMENT

On motion of Mr. Morrill, seconded by Mr. Rostek, the Planning Commission was adjourned at 8:37 p.m.

Respectfully submitted,

Kevin M. Flannery
Acting Secretary