

**BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES**

WEDNESDAY, NOVEMBER 5, 2014

The Planning Commission Meeting was called to order at 7:00 p.m. by Chairperson Paul Pigman. In attendance were Marlin Bartos, Tom Rostek, Nathan St. Germain, Erica Kagle Shea Murtaugh and Jamie Morrill. Also in attendance was Code Officer Nancy Watts and Borough Manager Kevin M. Flannery.

Mr. Pigman led the Planning Commission Members in the Pledge of Allegiance. Mr. Pigman introduced the new member to the Planning Commission, Miss Shea Murtaugh.

APPROVAL OF MINUTES

A motion to approve the Planning Commission Minutes of October 1, 2014 was made by Mr. Morrill and seconded by Mr. Bartos. The minutes were approved, 5-0-2, with Mr. Pigman and Miss Murtaugh abstaining as they were not present for the meeting.

OLD BUSINESS

Borough Manager reviewed approval letters for the Mendicino, Turk and Murray Subdivision Plan and the One Village Square LLC, Subdivision Plan, Conditional Use and Land Development per the October 20, 2014 Council Meeting.

NEW BUSINESS

Charter Homes and Neighborhoods of Lancaster, PA., reviewed their plans for 26 units for the 801 Ohio River Boulevard property to establish 10 single family homes and 16 multi-family units in four buildings, to be known as Elmhurst, A Planned Community. Mr. Anthony Faranda-Diedrich, of Charter Homes and Gateway Engineers reviewed Site Plan and drawings of the proposed development. Planning Commission members asked if the elevation drawings were included and Charter Homes said they would be ready for the full Public Hearing approved for Wednesday, December 3, 2014.

Public Hearings:

Mr. Paul Pigman recused himself from the hearing, as he has a business relationship with the owner of Zamaigas Properties, and left the dais. Mr. Marlin Bartos chaired this portion of the meeting. A public hearing was held for the proposed Zoning Amendment to permit Multi-Family Village Townhouses for the C-1 Zoning District. Court Stenographer, Donna McMullen, administered the oath to all who are testifying in this matter.

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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. 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. Rostek recommended additional language to guarantee compliance with the parking. The parties were in agreement to add under Section 303, Garage Doors shall not face the public street. No other supporters or objectors spoke

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 was reviewed and addressed by the Applicant.

On motion of Mr. Rostek, seconded by Mr. Morrill, the Planning Commission voted, 6-0-1, with Mr. Pigman recusing himself, to recommend to the Borough of Sewickley Council, the adoption of an ordinance to establish Multi-Family Village Townhouses in the C-1 Zoning District.

Mr. Paul Pigman returned to the dais and chaired the remained of the meeting.

Mr, Terry Corbett and Mr. Steve Casey of Howard Hanna Corporate offices presented a preliminary plan for the new office building at 401 Broad Street. Mr. Corbett stated that Howard Hanna did purchase the property, have applied and received a demolition permit for the building. Demolition is scheduled to start November 7, 2014. It is the intention of Howard Hanna to submit documents in order to obtain land development in order that the new building can be occupied by this time next year. The Planning Commission asked that documents for Application be submitted by the week of November 17. Howard Hanna expressed request to be on the January Planning Commission Agenda for a full hearing.

Mr. Morrill, the Council Representative to the Planning Commission, provided a update to the Commission regarding the 2015 Budget.

ADJOURNMENT

On motion of Miss Murtaugh, seconded by Mr. St. Germain, the Planning Commission was adjourned at 8:37 p.m.

Respectfully submitted,

Kevin M. Flannery
Acting Secretary