

**BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES**

WEDNESDAY, DECEMBER 3, 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 Shea Murtaugh. Mr. Pigman and Mr. Morrill were absent due to work. Also in attendance were Code Officer Nancy Watts 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 November 5, 2014 was made by Mr. Rostek and seconded by Ms. Kagle. The minutes were approved, 5-0, with corrections made by Mr. Rostek

OLD BUSINESS

The Planning Commission reviewed Ordinance No. 1324 which was adopted by Borough Council, based on the Planning Commission recommendation, at the November 17, 2014 meeting.

NEW BUSINESS

Public Hearings:

Court Stenographer, Donna McMullen, administered the oath to all who were testifying in this matter. 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 Dave Heath of Gateway Engineers reviewed Site Plan and drawings of the proposed development.

Leo Scalercio, of Boundary Street in Glen Osborne, asked about the set back and height on Boundary Street. Mr. Faranda-Diedrich stated that front set back will be 25 feet and the height will be 38 feet.

Mr. Michael Lyons, of 956 Beaver Street, asked what the starting prices of the units would be. The Court Stenographer had to administer the oath again as Mr. Lyons, Mrs. Pastorius, and Mr. Frisell did not stand originally. Mr. Faranda-Diedrich stated that the townhouses will start between \$350,000 to \$400,000, and the single family residences will start between \$450,000 to \$500,000.

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Bill Frisell of Vescio Cabinets asked if the developer could support local businesses and buy the kitchen units from Vescio Cabinets. Mr. Faranda-Diedrich stated that he would meet with Mr. Frisell outside of this meeting.

Mary Beth Pastorius, of 940 Beaver Street and the owner of 881 Thorn Street, stated that the development is too dense and suggested that the number of units be reduced. She also stated that the setback should be greater than the 25 feet. Mrs. Pastorius questioned that the raising of the land on the Ohio River Boulevard side would make the buildings exceed the height restrictions. Mr. Faranda-Diedrich answered that the height is from the ground level and that the height of the buildings would not exceed 38 feet.

Mr. Seung Minn, of 884 Thorn Street, stated that he just moved to Thorn Street a month ago and wanted to know if there would be a Home Owners Association responsible for maintenance of the land. The answer was yes. Mr. Minn further stated that he hoped that the residents of the development would work with the residents on all issues.

Mr. Bartos closed the Public Hearing. 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 Ms. Kagle, the Planning Commission voted, 5-0, to recommend to the Borough of Sewickley Council, the approval of the land development plan submitted by Charter Homes and Neighborhoods, for the Elmhurst Project, A Planned Community, Block and Lot No. 421-K-105, 801 Ohio River Boulevard, for 26 residential units comprised of 10 single family residences and 4 four unit townhouses.

Mr. Terry Corbett, Director of Development for Howard Hanna, presented a revised plan for the new office building at 401 Broad Street. Mr. Corbett stated that Howard Hanna would like to be on the January Agenda for a full hearing. In review of the November 20, 2014 letter from Code Office, Nancy Watts, Mr. Corbett asked for relief the following:

No.s 3, 4, 5 related to water and sewer services. There are existing services to the property. Recommended to be waived.

No. 14 – A Phase I Environmental Assessment Report. Recommended to be waived.

No. 15 – A PENNDOT state highway access. Recommended to be waived.

No. 16 – Environmental Assessment. Recommended to be waived.

It was also stated that there are no zoning variances or special exceptions needed. Mr. Corbett was asked if all the other items in the letter would be delivered to the Code Officer by Monday, December 15, 2014 in order for a hearing on January 7, 2015.

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Mr. Corbett stated every effort would be made to have all plans to Sewickley by December 15. If not, then the Public Hearing would be on Wednesday, February 4, 2015.

Mr. Dan Spasula, a lawyer in the adjacent Car Barn Shop building, asked if the window view could be adjusted as his office is 5 feet from the proposed building. Mr. Corbett stated he would review with the architect.

On motion of Ms. Kagle, seconded by Mr. Rostek, the Planning Commission voted, 5-0, for a Public Hearing for January 7, 2015 only if all required documents were delivered to the Borough by December 15. If documents not received, the Public Hearing would be February 4, 2015.

Mr. Corbett thanked the Code Officer and the Borough Manager's offices for working with them through this difficult issue.

Borough Manager reviewed the new Subdivision Plan for the Green Street Plan of Lots showing the theater lot further back due to the issues with Hoey's Run. The revised Subdivision will be forwarded to Allegheny County Economic Development office for comment. A February Public Hearing is most likely,

ADJOURNMENT

On motion of Miss Murtaugh, seconded by Mr. St. Germain, the Planning Commission was adjourned at 8:47 p.m.

Respectfully submitted,

Kevin M. Flannery
Acting Secretary