

**Borough of Sewickley
Planning Commission Notes
Meeting Minutes**

Wednesday, June 4, 2014

The Planning Commission was called to order at 7:00pm by Chair Paul Pigman. Also in attendance were planning commission members Marlin Bartos, Erica Kagel, Nathan St. German, Tom Rostek and Sharon Pillar; Jamie Morrill, Council liaison to planning; Kevin Flannery, borough manager and Nancy Watt, zoning officer.

Approval of Minutes

A motion to approve the Planning Commission Minutes of May 7, 2014 was made by Mr. Bartos and seconded by Ms. Kagle. The motion passed with a vote of 7-0-0.

Old Business

There will be public hearings on July 9 for the two zoning changes and subdivision applications for 349 Backbone Rd and for 401 Waterworks Rd.

Mr. Flannery mentioned that that proper notifications have been sent to adjacent property owners and to the five adjoining municipalities and public notices.

New Business

Lot Line Changes: 258 Grant, 279 Ferry St and 317-321 Ferry

Mr. Brian Turk and Mr. Patrick Mendicino attended the meeting for a pre-application hearing to improve clean up the lot lines for adjoin properties located at 258 Grant St, 279 Ferry St. and 317-321 Ferry St. The three property owners have worked together and are in agreement to the changes.

There was discussion among planning commission members about how to handle the change in the zoning map as one of the lots is located in the R-1A district and will assume property now zoned as R-1. In addition the property located at 258 Grant St will become slightly less conforming so a variance will need to be granted to move forward. Mr. Bartos asked applicants to better label the map to designate the original lot line and proposed lot lines and add the lot numbers to the map as well as the lot sizes.

Mr. Morrill made a motion to hold a public hearing; seconded by Mr. Rostek. Motion passed 7-0-0.

801 ORB land development, PVE Sheffler and Heartland – The pre-application hearing that was scheduled for this meeting for the development of the old Sewickley Country lot at the corner of Boundary and Thorn was withdrawn for this meeting. The applicants asked to reschedule.

Ms. Watts left meeting at 7:32.

417 Walnut St. - Peter Friday.

Mr. Friday attended the meeting to discuss future development of 413-417 Walnut St, the former Lotus parking lot. He intends to present a preliminary plan in July. He will be building a 9,000 sq ft. building, with

one and half stories of mixed use with café in front, office in the rear of building, and office on 2nd floor. He will need to request a conditional use permit for office on the first floor.

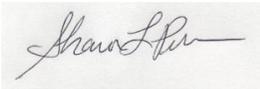
Rezoning of Open Space

In response to the Rock application to rezone a portion of the open space to R-1 that was discussed at the last meeting, Mr. Rostek proposed an alternative solution for the Waterworks Rd lot. He suggested considering creating a Residential Conservation District that would allow large residential lots with a large percentage of the land to be kept in conservation. This change could be consistent with the comprehensive plan; however, that district would need to include the entire Open space zoning district in order to be consistent. Commission members discussed the idea but were concerned about rezoning all of the open space to any kind of residential use.

The next meeting has been changed to July 9 due to vacation schedules.

Ms. Pillar motioned to adjourn the meeting. The motion was seconded by Mr. Bartos and passed 7-0-0. Meeting was adjourned at 8:20pm

Respectfully Submitted,



Sharon Pillar
Secretary, Planning Commission

Approved by Planning Commission on July 9, 2014.