BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES

WEDNESDAY, SEPTEMBER 3, 2014

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

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

APPROVAL OF MINUTES

A motion to approve the Planning Commission Minutes of August, 201 was made by Mr. Morrill and seconded by Ms. Kagle. The minutes were approved, 4-0-1, with Mr. Pigman abstaining as he was not present for the meeting.

OLD BUSINESS

An email was presented from PVE Sheffler withdrawing from any presentations on 801 Ohio River Boulevard.

Public Hearings:

A public hearing was held for the Subdivision – Unification Plan for 424 Fredrick Avenue, the Laughlin Children's Center. Court Stenographer, Lois Sikoski, administered the oath to all who are testifying in this matter. Bob Garlitz, on behalf of the Laughlin Children's Center stated that this is a unification of the two lots. This is being done as the Laughlin Children's Center is looking to expand.

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 asked that the owners phone number be added.

On motion of Mr. Bartos, seconded by Mr. St. Germain, the Planning Commission voted, 5-0, to recommend to the Borough of Sewickley Council, the approval of the Laughlin Center Subdivision-Unification Plan for Block and Lot. Nos. 506-D-372 and 506-D-60 to be combined into a single Institutional parcel.

A public hearing was held for the Subdivision Plan for Mendicino, Turk and Murray Plan of Lots for 258 Grant Street, 279 Ferry Street and 319-321 Ferry Street. Court Stenographer, Lois Sikoski, administered the oath to all who are testifying in this matter. The plan is to exchange and redistribute land among all three properties. The applicants did receive a variance from the Zoning Hearing Board regarding lot size.

Borough Manager Flannery testified that all notices have been properly advertised and sent to the adjoining property owners.

On motion of Mr. Morrill, seconded by Mr. Bartos, the Planning Commission voted, 5-0, to recommend to the Borough of Sewickley Council, the approval of the Mendicino, Turk and Murray Plan of Lots Subdivision for Block and Lot Nos. 507-R-46, 507-S-297 and 507-S-293 to exchange and redistribute land between the parcels as submitted.

A public hearing was held for the Subdivision – Unification Plan for the Nevin Plan of Lots. Court Stenographer, Lois Sikoski, administered the oath to all who are testifying in this matter. Bob Garlitz, on behalf of the Nevin's, stated that this is to combine the lots into one residential lot.

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 requested some additional changes and Mr. Garlitz would amend the plan.

On motion of Mr. St. Germain, seconded by Mr. Morrill, the Planning Commission voted, 5-0, to recommend to the Borough of Sewickley Council, the approval of the Nevin Plan of Lots Subdivision-Unification Plan for Block and Lot Nos. 421-G-46, 421-G-50 and 421-G-50-01 to be combined into a single family residential lot.

A public hearing was held for the Subdivision and Land Development for One Village Square, LLC owner of 417 Walnut Street. Court Stenographer, Lois Sikoski, administered the oath to all who are testifying in this matter. Mr. Peter Friday, Forbes Trail Development, and Project Manager stated that the subdivision request is to add 2,131 square feet to the adjoining lot pursuant to property owner's settlement between the two properties.

Borough Manager Flannery testified that all notices have been properly advertised and sent to the adjoining property owners.

On motion of Ms. Kagle, seconded by Mr. Morrill, the Planning Commission voted, 5-0, to recommend to the Borough of Sewickley Council, the approval of the Subdivision adding 2,131 square feet to 419 Walnut Street, Block and Lot 508-N-32.

A public hearing was held for the Conditional Use and Land Development for an 8,500 square foot business office and café/coffee shop at 417 Walnut Street. Court Stenographer, Lois Sikoski, administered the oath to all who are testifying in this matter. Mr. Friday provided a plan for the new building complete with building materials for the exterior. Mr. Friday stated that the sanitary sewer request by Mr. Bartos was addressed.

Borough Manager Flannery testified that all notices have been properly advertised and sent to the adjoining property owners.

On motion of Mr. St. Germain, seconded by Mr. Morrill, the Planning Commission voted, 5-0, to recommend to the Borough of Sewickley Council, the conditional use approval and land development plan approval for an 8,500 square foot business office and café/coffee at 417 Walnut Street for Block and Lot 421-A-151.

NEW BUSINESS

Planning Commission reviewed proposed 11,810 square foot subdivision plan for a parcel in the Village Overlay at 418 Walnut Street. On motion of Mr. Bartos, seconded by Ms. Kagle, Planning Commission voted for an October 1, 2014 hearing.

On motion of Mr. Bartos, seconded Ms. Kagle, the Planning Commission voted, 5-0, to approve the 2015 Planning Commission Meeting Schedule.

ADJOURNMENT

On motion of Mr. Bartos, seconded by Ms. Kagle, the Planning Commission was adjourned at 8:37 p.m.

Respectfully submitted,

Kevin M. Flannery
Acting Secretary