BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES

WEDNESDAY, MARCH 4, 2015

The Planning Commission Meeting was called to order at 7:00 p.m. by Chairperson Paul Pigman. In attendance were Tom Rostek, Nathan St. Germain, Erica Kagle and Shea Murtaugh, and Jamie Morrill. Also in attendance were Peter Friday, Brian Duggan and Jan Pereira of Village Theater, and 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 February 4, 2015 was made by Mr. Morrill and seconded by Ms. Kagle. The minutes were approved 6-0.

OLD BUSINESS

Public Hearings:

Court Stenographer, Donna McMullen, administered the oath to all who were testifying in the matter of the Water Works Plan of Lots – Revised Parcel A Subdivision.

Mr. Kevin Flannery, Borough Manager, stated that the Borough Council was making application to subdivide 31.884 acres of Waterworks Park. This is the land Borough put up for public sale and received a Bid from Allegheny Land Trust. The Borough Council approved the sale of the land to Allegheny Land Trust and this subdivision was to complete the sale. The Borough is looking forward to the Allegheny Land Trust maintaining the property in compliance with the Rivers Conservation Study of 2011.

Borough Manager provided exhibits verifying the public advertisements and notices provided to the adjacent property owners. On motion of Ms. Kagle, seconded by Ms. Murtaugh, the Commission voted, 6-0, to recommend approval to Borough of Sewickley Council on the January 23, 2015 Water Works Plan of Lots – Revised Parcel A Subdivision, Block and Lot 509-L-100 which establishes a 31.884 acre lot zoned Open Space.

Court Stenographer, Donna McMullen, administered the oath to all who were testifying in the matter of the Green Street Plan of Lots – Revised.

Mr. Kevin Flannery, Borough Manager, stated that the Borough Council was making application to subdivide the Green Street Plan of Lots. This is the piece of land that is a combination of the Green Street parking lot, the two ingress properties on Walnut Street and the parcel purchased by the Borough that was the old car sales lot. The Subdivision was approved by the Planning Commission and Borough Council in October of 2013 by Resolution No. 2013-016.

Borough Manager reviewed proposed Subdivision which would create a parcel for the Green Street Parking, a parcel for Village Theater and a parcel for a new open park space.

Borough Manager provided exhibits verifying the public advertisements and notices provided to the adjacent property owners.

On motion of Mr. St. Germain, seconded by Ms. Murtaugh, the Commission voted, 6-0, to recommend approval to Borough of Sewickley Council on the January 22, 2015 Green Street Plan of Lots - Revised Subdivision, Block and Lot 421-A-66 which establishes: Parcel 1R – a 26,550 square foot lot or .609 acre; Parcel 2R – a 11,800 square foot lot or .271 acre and Parcel 3R – a10,635 square foot lot or .244 acre. All parcels to remain zoned C-1 in the Village Overlay.

NEW BUSINESS

Brian Duggan, President of Village Theater and Jan Pereira, Secretary of Village Theater and Peter Friday addressed the Planning Commission regarding the Village Theater. Mr. Duggan stated that the necessary funding has been secured and the Theater is looking to continue the Land Development process and requested to be on the May Agenda for a Public Hearing. Mr. Duggan stated the Theater had requested and was granted a continuance on May 7, 2014.

Several members of the Planning Commission asked if the Village Theater could provide for the April 1, 2015 Planning Commission meeting a site plan, elevations of all four sides, and general floor plan. Village Theater was in agreement to provide for the April meeting.

Mr. Duggan and Mrs. Pereira reminded the Planning Commission of the previously recommended relief to Council on the items from the Preliminary Plan Review:

- Preliminary Parking Plan
- Resource Protection and Plan and Worksheet
- Traffic Impact Study
- Typical Cross Sections of Streets Proposed
- Landscape Plan
- State Highway Access
- Wetland Impact

Mrs. Pereira requested recommendation for relief on the following items for the Final Plan Review:

- Typical Cross Section of New Street
- Landscape Plan
- Phase II Environmental Impact
- Phasing Plan and Schedule
- Agreement for Dedication
- Parking Agreement

On motion of Mr. Morrill, seconded by Ms. Murtaugh, the Planning Commission voted, 6-0, to recommend to Borough Council relief on the requested Final Plan Review.

The Planning Commission the information provided by EPD on the C-1 Front Yard. After discussion, the Planning Commission requested the ordinance revision apply to C1 and to R1A, R1 and R2. On motion of Mr. Morrill, seconded by Mr. Rostek, the Planning Commission requested an Ordinance revision be prepared.

ADJOURNMENT

On motion of Mr. Morrill, seconded by Miss Murtaugh, the Planning Commission was adjourned at 8:24 p.m.

Respectfully submitted,

Kevin M. Flannery
Acting Secretary