

**BOROUGH OF SEWICKLEY  
PLANNING COMMISSION  
MEETING MINUTES**

**WEDNESDAY, APRIL 1, 2015**

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 and Shea Murtaugh, and Jamie Morrill. Mr. Pigman was absent due to work and Mrs. Kagle was absent due to vacation. Also in attendance were Peter Friday, Brian Duggan and Jan Pereira of Village Theater, Nancy Watts, Code Officer 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 March 4, 2015 was made by Mr. Rostek and seconded by Ms. Murtaugh. The minutes were approved 3-0-1, with Mr. Bartos abstaining as he was not present for the meeting

**OLD 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.

Village Theater reviewed the site plan, elevations of all four sides, and general floor plan.

Mr. Duggan and Mrs. Pereira reminded the Planning Commission of the previously recommended relief to Council on the items from the 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
- Typical Cross Section of New Street
- Landscape Plan
- Phase II Environmental Impact
- Phasing Plan and Schedule
- Agreement for Dedication
- Parking Agreement

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Planning Commission expressed views related to the angled design visible from the Borough's proposed park land. Jan Pereira stated that Village Theater is working with the Borough Manager's Office regarding a park plaza design. On motion of Mr. Rostek, seconded by Ms. Murtaugh, the Planning Commission voted, 4-0, to schedule a Public Hearing for the May 6 Planning Commission meeting.

The Planning Commission reviewed 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. Planning Commission was in agreement to proceed with recommended changes to Table 3: Dimensional Table on page 27-57. EPD to prepare a new chart for advertisement.

**ADJOURNMENT**

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

Respectfully submitted,

Kevin M. Flannery  
Acting Secretary