

**BOROUGH OF SEWICKLEY
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, MAY 6, 2015**

The Planning Commission Meeting was called to order at 7:00 p.m. by Chairperson Paul Pigman. In attendance were Marlin Bartos, Tom Rostek, Nathan St. Germain, Erica Kagle, Jamie Morrill, and Shea Murtaugh. 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 April 1, 2015 was made by Mr. Rostek, and seconded by Mr. Bartos. The minutes were approved 4-0-3.

OLD BUSINESS

Chairman Paul Pigman announced that it was time for the Public Hearing on the Village Theater Land Development.

Court Stenographer Nancy Grega administered the oath to all who were testifying in this matter.

Jan Pereira, of Village Theater, and Brent Hendricks, the architect, reviewed the proposed Village Theater design as seen from Walnut Street, indicating that the proposed 11,800 square foot theater building meets all standards of the Village Overlay Design Guidelines. They reviewed the emergency egress areas. They indicated that there is a right-of-way agreement in the lease with the Borough of Sewickley, who owns the land, for all utility connections to come off of Walnut Street.

Peter Friday reviewed the proposed construction schedule, with little impact to municipal streets.

Mary Pat Baylock of Edgeworth asked about the Walnut Street Parklet, maintained by Grapevine Garden Club, which is adjacent to the Green Street Parking Lot. It was indicated that the current parklet would remain, and that the new park like setting would be owned by the Borough of Sewickley.

On motion of Jamie Morrill, seconded by Marlin Bartos, the Public Hearing was closed.

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The Borough Manager provided exhibits, verifying the public advertisement and notices to the adjacent property owners.

On motion of Mr. Rostek, seconded by Mrs. Kagle, the Planning Commission voted, 7-0, to recommend approval of the Village Theater Land Development Plan.

The Planning Commission reviewed the C-1 Front Yard revised chart. After review and discussion, it was indicated that in the Village Overlay, the rear setback should be changed from 0 to 5 foot max. The Planning Commission was in agreement.

On motion of Mr. Rostek, and seconded by Mr. St. Germain, the Planning Commission voted, 7-0, to approve the principal building setback changes and to forward to Council for the preparation of an amendment ordinance to the Borough of Sewickley's Zoning Ordinance.

Council Representative Jamie Morrill provided an update on Borough activities.

ADJOURNMENT

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

Respectfully submitted,

Kevin M. Flannery
Acting Secretary