

**BOROUGH OF SEWICKLEY
PLANNING COMMISSION MEETING MINUTES**

WEDNESDAY, JUNE 3, 2015

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, and Erica Kagle. Absent due to work were Jamie Morrill and Tom Rostek. Absent due to vacation was Shea Murtaugh. Also in attendance were Nancy Watts, Code Official 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 May 6, 2015 was made by Ms. Kagle, and seconded by Mr. St. Germain. The minutes were approved 4-0.

OLD BUSINESS

Chairman Paul Pigman reviewed letter of approval for the Village Theater Land Development which was approved by Council on May 18, 2015.

The Planning Commission reviewed the proposed changes to C-1 Yard Set Back Chart. On motion of Mr. Bartos, seconded by Ms. Kagle, the Planning Commission voted, 4-0, to recommend to Council the preparation of a Zoning Ordinance Amendment.

Code Official advised that zero setback interpretation needs to be brought before the Zoning Hearing Board. On motion of Mr. Bartos, seconded by Ms. Kagle, the Planning Commission voted, 4-0, to request that the Code Official make an application for a hearing before the Zoning Hearing Board.

NEW BUSINESS

The Borough Manager presented the Subdivision Application from Ryan and Krista Miller of 219 Thorn Street, for the unification of Block and Lots, 507-S-102 and 507-S-104 to be known as the Haines House Plan of Lots. This would join the house lot with the lot directly behind it that was the playground for the Presbyterian Church. Attorney Charlie Jones was in attendance, representing the Millers, and indicated that the applicant did request a Public Hearing before Council for June 15 which would be in compliance with the Municipalities Planning Code. This was necessary as the

**PLANNING COMMISSION MINUTES
JUNE 3, 2015
PAGE TWO**

applicants committed to selling the house between June 15 and the end of June. Attorney Jones reviewed the Subdivision and asked the Planning Commission for their recommendation. Chairman Pigman stated that while the Commission understands the timeliness of the issue, he did not want this to become precedent setting. The Commission was in agreement to make a recommendation.

Borough Manager did advise and share with the Commission, that the Allegheny County Economic Development Office did submit a letter that the Subdivision was in compliance with the ACED checklist.

On motion of Mr. St. Germain, seconded by Ms. Kagle, the Planning Commission voted, 4-0, to recommend approval of the Haines House Plan of Lots.

On motion of Mr. Bartos, seconded by Ms. Kagle, the Commission voted to cancel the July 1, 2015 meeting subject to the call of the Chair.

ADJOURNMENT

On motion of Mr. Bartos, seconded by Ms. Kagle, the Planning Commission was adjourned at 8:07 p.m.

Respectfully submitted,

Kevin M. Flannery
Acting Secretary