BOROUGH OF SEWICKLEY
PLANNING COMMISSION
MEETING MINUTES

WEDNESDAY, NOVEMBER 4, 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, Erica Kagle, Shea Murtaugh, Nathan Saint Germain and Todd Renner. 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 October 7, 2015 was made by Mr. Rostek and seconded by Mr. Bartos. The minutes were approved 4-0-3, with Mr. Renner, Mr. Saint Germain and Mrs. Murtaugh abstaining as they were not in attendance.

OLD BUSINESS:

Planning Commission reviewed C-1 Front Yard Proposed Ordinance and were in agreement to forward to Borough Council for advertising.

Planning Commission reviewed letter and Borough of Sewickley Resolution No. 2015-017 approving the Hoey's Run Subdivision in accordance with the Planning Commission recommendation.

NEW BUSINESS

Public Hearings:

Court Stenographer, Donna McMullen, administered the oath to all who were testifying in the matter of the Sewickley Car Store Rezoning Request.

Mr. KC Kowalyk, of the Sewickley Car Store, addressed the Planning Commission regarding the rezoning of the two adjacent lots from R- 1A to Highway Commercial C -2. The lots are adjacent to the existing Sewickley Car Store property on Ohio River Boulevard, commonly known as the Townhouse Lot. The lots contain dilapidated structures that will be razed. If the lots are rezoned it is the intention of the Sewickley Car Store to combine with existing larger lot and provide additional employee parking and parking for automobiles.

Borough Manager provided exhibits verifying the public advertisements and notices provided to the adjacent property owners, Proof of Publication in the Total Trib Media and letters to Allegheny County Economic Development and the adjacent municipalities and Quaker Valley School District because of the Rezoning Request. On motion of Mr. Saint Germain, seconded by Mr. Rostek, the Commission voted, 7-0, to recommend to Borough of Sewickley Council to officially amend Borough of Sewickley Zoning Map to include Block

And Lot No. 506-C-180, 248 Ohio River Boulevard and Block and Lot No. 506-C-239, 237 Chadwick Street in the Highway Commercial C-2 Zoning District.

Court Stenographer, Donna McMullen, administered the oath to all who were testifying in the matter of the Sewickley Car Store Townhouse Plan of Lots Consolidation.

Mr. KC Kowalyk, of the Sewickley Car Store, addressed the Planning Commission regarding the Townhouse Unification Plan for the Sewickley Car Store. He presented revised drawings as was requested by the Planning Commission at the October meeting.

The Townhouse Consolidation Plan of Lots will combine the three properties for the purpose of providing employee parking and for automobile parking for the Sewickley Car Store. Mr. Bartos stated that the Landscape Plan needs to be submitted to Nancy Watts. In addition, he requested the inclusion of the letters from Nancy Watts and Lennon, Smith and Souleret Engineers as part of the approval. Mr. KC Kowalyk was in agreement.

Borough Manager provided exhibits verifying the public advertisements and notices provided to the adjacent property owners, Proof of Publication in the Total Trib Media and letters to Allegheny County Economic Development. On motion of Mrs. Murtaugh, seconded by Ms. Kagle, the Commission voted, 7-0, to recommend to Sewickley Borough Council to approve the Sewickley Car Store, Townhouse Consolidation Plan of Lots for Block and Lot No. 506-C-194, 244 Ohio River Boulevard; Block and Lot No. 506-C-180, 248 Ohio River Boulevard; and Block and Lot No. 506-C-239, 237 Chadwick Street into one parcel in the Highway Commercial C-2 Zoning District contingent on compliance with the buffer and landscape requirements, Highway Occupancy requirements and the August 26 and September 29 letters from Code Official, Nancy Watts and the Lennon, Smith and Souleret Letter of September 18, 2015.

On motion of Mr. Bartos, seconded by Mr. Saint Germain, Planning Commission voted, 7-0, to cancel the December 2, 2105 Planning Commission Meeting subject to the call of the Chair if there is any business before the Commission.

ADJOURNMENT

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

Respectfully submitted,

Kevin M. Flannery
Acting Secretary