

**BOROUGH OF SEWICKLEY
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, MAY 4, 2016**

The Planning Commission Meeting was called to order at 7:00 p.m. by Chairperson Paul Pigman. In attendance were Marlin Bartos, Erica Kagle, Shea Murtaugh, Thomas Rostek, and Todd Renner. Mr. Nathan St.Germain absent due to vacation. Also in attendance was Borough Manager Kevin M. Flannery.

Mr. Pigman led the Planning Commission Members in the Pledge of Allegiance.

APPROVAL OF MINUTES

On motion of Mrs. Murtaugh, seconded by Mr. Bartos, the Planning Commission Minutes of April 6, 2016 were approved, 4-0-1, with Mrs. Kagle abstaining as she was not in attendance.

OLD BUSINESS

Public Hearings

A Public Hearing was held for the propose Ordinance No. 1343, C-1 Dimensional Changes. Court Stenographer Donna McMillen administered oaths to all who were providing testimony. Mr. Rostek stated that the current front yard in the C-1 District is a minimum of 10 feet, the proposed change would make it a maximum and it provides flexibility in driveways. Borough Manager stated that Proof of Public Advertisement, the list of property who were sent notices and letter from the Allegheny County Economic Development Office are submitted as Exhibits.

On motion of Mr. Rostek, seconded by Mrs. Kagle, the Planning Commission voted, 5-0, to recommend to Sewickley Borough Council the adoption of Borough of Sewickley Ordinance 1343.

A Public Hearing was held for a rezoning request of 416 Ohio River Boulevard to be included in the R-2 Zoning District. Court Stenographer Donna McMillen administered oaths to all who were providing testimony. Mr. Clifford Crighton, owner of 416 Ohio River Boulevard, stated that he was requesting a change in zoning from R 1A to R2 Zoning District. His family has owned the parcel since 1980 and he is looking to improve the property with two units. Mr. Crighton stated that if approval is provided in May he intends to have the two units built within one year.

Don Smith, of 304 Ohio River Boulevard asked if any additional units can be placed on the property. The Planning Commission stated that no additional units can be placed. Mr. Aaron Pfeffer, a partner in Freid-EI Inc., adjoining land owner, asked if the ingress and egress would be only from Route 65 and not through property owned by Fried-EI. Mr. Crighton stated that all access will be from Route 65. Mr. Crighton acknowledged that right turn only on to Route 65 will be required for ingress and egress to the property. Borough Manager stated that Proof of Public Advertisement, the list of property who were sent notices and letter from the Allegheny County Economic Development Office are submitted as Exhibits.

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On motion of Mr. Bartos, seconded by Mrs. Murtaugh, the Planning Commission, voted, 5-0, to recommend to Sewickley Borough Council to officially amend the Borough of Sewickley Zoning Map to place Block and Lot No. 508-H-258 in the R-2 Multi Family Zoning District.

NEW BUSINESS

Borough Manager advised that the Borough was in receipt of a letter from the Allegheny County Economic Development office regarding the Rock Plan of Lots. This house and property are in Sewickley Heights that is adjacent to the Waterworks property sold by the Borough to the Sewickley Heights owner. Mr. James Rock, owner and David Lucci, consultant, reviewed plans for a Unification Plan. The property in Sewickley Heights is 3.198 acres and the property in Sewickley is 4.0 acres for a total of 7.198 acre lot. The Planning Commission was in agreement to schedule a Public Hearing for Wednesday, June 1, 2016.

The Planning Commission discussed items and issues to be included in the Comprehensive Plan proposal for 2017. The Planning Commission will be developing a running list of items for review. Comments presented to be included were revisiting the mixed use zone on the old Country Inn site, as it is all residential now.

ADJOURNMENT

On motion of Mr. Bartos, seconded by Mrs. Murtaugh, the Planning Commission Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Kevin M. Flannery
Secretary