

**BOROUGH OF SEWICKLEY
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, AUGUST 3, 2016**

The Planning Commission Meeting was called to order at 7:00 p.m. by Chairperson Paul Pigman. In attendance were Marlin Bartos, Shea Murtaugh, Nathan St. Germain and Todd Renner. Mr. Tom Rostek was absent for personal reasons, and Mr. Stanton was absent due to vacation. Also in attendance were Borough Manager Kevin M. Flannery and Code Official Nancy Watts.

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

APPROVAL OF MINUTES

On motion of Mr. Renner, seconded by Mrs. Murtaugh, the Planning Commission Minutes of July 6, 2016 were approved, 5-0.

OLD BUSINESS

Public Hearing on the Academy Group Subdivision at 209 Academy Avenue. Court Stenographer Donna McMullen administered oaths to all who were providing testimony. Mr. Greg Pilewicz, of Academy Group, stated that the Subdivision Plan is to combine Block and Lot No. 507-R-360-0-2, located in Edgeworth Borough, with Block and Lot No. 507-R-360-0-1, in Sewickley, to establish two single residential lots located in Edgeworth Borough. Mr. Pilewicz further commented that the plan is to restore the original house and to add a house on the other lot to be established. Mr. Pilewicz was in agreement for sewage services to flow to Sewickley, that there will be no access from Route 65 to any of the properties, and all internal roads to be designed to support the Cochran Hose Company vehicles. On motion of Mr. Renner, seconded by Mr. St. Germain, the Planning Commission voted, 5-0, to recommend approval to Borough Council of the Academy Group Subdivision Plan.

Planning Commission reviewed letter and adopted Resolution accepting the Allegheny County Hazard Mitigation Plan.

NEW BUSINESS

The Planning Commission discussed members to the Ad Hoc Committee to work with Code Official Nancy Watts. Mr. St. Germain and Mr. Rostek were volunteered.

Mr. Steven Victor and Mr. David Martens addressed the Planning Commission regarding Hoey's Run LLC pre-application conference. They presented streetscape, site landscaping and lighting plans for review. They also provided a preliminary building profile. Mr. Victor stated that they have reviewed all items in the Lennon, Smith, Souleret Engineering review letter of July 26, 2016.

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Mr. Victor stated that they can provide a full set of drawings, pursuant to the review letter, for comment by the Planning Commission at the September 7, 2016 meeting. They are requesting a Public Hearing for Land Development approval for October 5, 2016. Planning Commission was in agreement for the October 5 hearing, contingent upon all items being present for the September 7 meeting.

Planning Commission reviewed the Comprehensive Items for the proposed Comprehensive Plan update scheduled for 2017 as follows:

1. Height and/or density bonuses for infrastructure improvements including:
 - a. underground parking
 - b. rear lot automobile access (private alleys)
 - c. underground electric/cable/phone wires
 - d. rain gardens, storm water retention
2. Review current parking ordinance and shared parking worksheet for clarification
3. Develop a plan for the southwest corner of the Borough – river side of Ohio River Boulevard, from Walnut Street to Edgeworth
4. Develop a plan for the Waterworks Road Open Space zone
5. Revisit definitions including:
 - a. Retail in the Village Overlay
 - b. 1st floor office space – at rear of property
 - c. Outdoor seating areas
 - d. Food and beverage outdoor areas
 - e. Density requirements
 - f. Retail uses in Village Overlay hours of operation
6. Review check lists. Utilization of the lists by staff.
7. Mixed Use Zoning and the Country Inn Property
8. Use of materials for sidewalks and roadways that can assist in MS4 Compliance

Borough Manager sent letters of interest to Glen Osborne Borough and Aleppo Township, and there was no reply as of today. Planning Commission is still hoping to put out RFP by October for work to begin in January 2017.

Borough Manager provided a 2017 proposed meeting schedule for the Planning Commission. It will be on the September Agenda for approval.

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ADJOURNMENT

On motion of Mr. Renner, seconded by Mrs. Murtaugh, the Planning Commission Meeting adjourned at 8:34 p.m.

Respectfully submitted,

Kevin M. Flannery
Secretary