BOROUGH OF SEWICKLEY
PLANNING COMMISSION MEETING MINUTES

WEDNESDAY, OCTOBER 5, 2016

The Planning Commission Meeting was called to order at 7:15 p.m. by Chairperson Paul Pigman. In attendance were Marlin Bartos, Tom Rostek, Nathan St. Germain, and David Stanton. Todd Renner arrived at 7:28 p.m. Shea Murtaugh was absent due to work. Also in attendance were Code Enforcement Officer/Building Inspector Nancy Watts; Borough Administrative Assistant Patty Flaherty, Steven Victor, Jim McMullan, Vince Zappa, Pamela Gaynor, Sally Ruffin, Christy Clark, Fred Jezzi, Brian Jeffe, Paul Gould, Paula Cheran, Rich Robinson, Hedwig Marwaha, Peggy Standish, Shirley Barber, Maleet Gordon, Monroe "Rody" Nash, Emily Lyons, Diane Forrest, John Atwood, Joe Zemba, and Bridgett Bates.

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

APPROVAL OF MINUTES

On motion of Mr. Bartos, seconded by Mr. Rostek, the Planning Commission Minutes of September 7, 2016 were approved, 4-0-1, with Mr. Pigman abstaining as he was not in attendance. Mr. Rostek indicated he would like the minutes to reflect that when he made the motion to submit the 2017 Planning Commission Budget Request, the records should show that the $45,000 designated for the update of the Joint Comprehensive Plan is based on seeking contributions from 2 other Boroughs and grants because $45,000 is inadequate for the Comprehensive Plan without contributions.

OLD BUSINESS

Paul Pigman announced that Tom Rostek and Nathan St. Germain were appointed to the Subcommittee.

Public Hearing

A Public Hearing was held for the proposed Conditional Use and Land Development for Hoey's Run, LLC, for Block and Lot Nos. 508-N-229 and 508-N-257, in the C-1 Zoning District, to construct two condominium buildings. Court Stenographer Donna McMillen administered oaths to all who were providing testimony. Steven Victor, of Victor Wetzel Associates, presented the Hoey's Run Plan, with 4 Exhibits, including a site plan.

Jim McMullan, of JMAC Architects, spoke, indicating that each unit is 2,500 to 3,500 square feet, with 2-1/2 parking spaces per units, which is more than is required, and that they also will provide an internal service parking space in each parking area.

Mr. Victor indicated that the service parking space was a result of the Zoning Hearing Board Meeting last evening, when requesting a variance for a loading zone/governor's drive, 12 foot wide, connected to a 4 foot sidewalk. He also indicated that there was a recommendation at the Zoning Hearing Board Meeting for a wider driveway. He addressed the request of the Borough's Engineers to expose Hoey's Run under the buildings that are still there, indicating that it was not wise to expose them completely.

Nancy Watts requested a response letter to Borough's Engineer, Lennon, Smith, Souleret Engineering's letter dated October 4, 2016, regarding Item 1 – General Comments, on Page 4, addressing Hoey's Run; and Item 2 - Stormwater Management, on Page 3.

Marlin Bartos inquired about infiltration and the undermining of soils. He was concerned about water finding a path and would like Mr. Victor to address this issue with the Borough Engineers.

Tom Rostek inquired if their stormwater management plans were an improvement to the property as it exists, with Mr. Victor indicating that it was.

Mrs. Watts addressed the curb cuts at the PNC Bank Parking Lot on Blackburn Road, with Mr. Victor indicating that he will talk to PNC, requesting that there would be 2 parking spaces available in that area of Blackburn Road.

Mrs. Watts asked about the Item 5, on Page 3 of the LSSE Letter of October 4, regarding No Blind Connections,

Mr. Pigman asked for proponents of the Conditional Use and Land Development; there were none. Mr. Pigman then asked for opponents of the Conditional Use and Land Development, with the following responses.

Sally Ruffin, of Elwick Street, was concerned with the height variance and the look of the buildings

Pamela Gaynor, of 351 Backbone Road asked about the height and if there was any way to reverse the decision of the Zoning Hearing Board in allowing the maximum height of the building to be 54 feet. She asked what was the highest existing structure in Sewickley.

Mr. Rosetek indicated that a 45 ft. height is possible in the C-1 District.

Ms. Gaynor asked the time for completion of the project and the cost of the building.

Emily Lyons, of Grove Street, indicated she was very disappointed in the look of the buildings and was concerned with parking for guests of the condos, asking how many units would be in each building.

Diane Forrest, of 140 Dickson Road, Ben Avon, stated that she believes the buildings look like Southside Works and is disappointed with the look of the buildings.

Maleet Gordon, of 332 Centennial Avenue, indicated that it is important to widen the Governor's Drive, and is concerned about the height of the buildings being over 40 feet.

John Atwood, owner of 601 Blackburn Road, indicated that he was concerned with the lack of enough parking, that they are vague about how many buildings there will be, and the length of time it will take to build.

Joe Zemba, the owner of 21 rental units in Sewickley, with 333 Beaver Street being the closest to the proposed plan, is concerned with the 54 foot height.

Bridgett Bates, of Grove Street, asked about the impervious space and is concerned with the run off. Mr. Pigman indicated that the stormwater management for this plan will be much better than what it was before.

Dr. Marwaha, of Canterbury Lane, is concerned with density, parking and traffic, and would like to see a scientific traffic study. She would like to receive e-mails from the Borough on a regular basis.

Ms. Gaynor indicated she would be very disappointed if the Planning Commission did not listen and consider prominently their decision to approve this plan. She indicated that communication is sorely lacking in the Borough, that the minutes and agendas are very opaque. She would like an e-mail sent to her, advising her every time a property is posted.

Mr. McMullan indicated that the maximum height of 54 feet is located in the penthouse, which is set back; it does not look like a height of 54 feet from the street.

Rody Nash, a building and developer, asked if a building permit or demolition permit has been issued, with Ms. Watts indicating that the Borough has received only an asbestos removal permit. Mr. Nash indicated that it is a travesty to build something on this property this large, that the scale is over the top.

Vincent Zappa, attorney for Zamagias, indicated that the fence around the property was approved by the Borough.

Fred Jezzi asked what type of compensation will be given to the Parking Authority for the loss of parking spaces on the street. He indicated that there was discussion of giving the Parking Authority $20,000 initially, but if only 1 space instead of 3 spaces is lost, he questioned what the dollar amount would be.

Paul Gould, of 604 Blackburn Road, indicated he was in favor of development, but concerned with the scale of the plan and would like more communication from the Borough and contractor.

Mr. Nash would like to see a drawing showing elevation with proposed building with other neighborhood buildings.

Ms. Lyons indicated that there should be more communication about projects given to the residents, with Mr. Rostek indicating that there has not been a reporter in attendance lately to put information in the paper.

Mr. Victor thanked the audience and indicated he will take their comments into consideration. He indicated that the Planning Commission should make the recommendation to approve the Land Development.

The Borough Administrative Assistant stated that the Proof of Public Advertisement, the Public Notice, and the list of property owners who were sent the Public Notice were submitted as Exhibits.

On motion of Mr. Rostek, seconded by Mr. Stanton, the Planning Commission closed the Public Hearing.

The Planning Commission discussed the plan further, with Mr. Bartos indicating that he would like a letter from Chief Neff, verifying that fire protection is sufficient.

Mr. Rostek indicated that he is concerned with the variances given by the Zoning Hearing Board for height, indicating that it is not a hardship, and that the Zoning Hearing Board is being overly permissive.

Attorney Zappa indicated that there was a hardship because of Hoey's Run going through the property.

On motion of Mr. Bartos, seconded by Mr. St. Germain, the Planning Commission voted, 4-0-1, with Mr. Pigman abstaining, to recommend to Sewickley Borough Council to approve the Conditional Use and Land Development for Hoey's Run, LLC, for Block and Lot Nos. 508-N-229 and 508-N-257, in the C-1 Zoning District, to construct two condominium buildings with the following 7 conditions:

1. Approval of Variance for a Loading Space/Governor's Drive by the Zoning Hearing Board
2. All Items Addressed in Letter from Lennon, Smith, Souleret Engineering, Inc., dated 10/4/16
3. Review of Geotechnical Report by Lennon, Smith, Souleret Engineering, Inc.
4. Only 1 Parking Space Eliminated on Blackburn Road
5. Receipt of Sewer Services Letter from Sewickley Borough
6. Receipt of Homeowner's Association By-Laws and other Related Documents
7. Receipt of As-Built Drawings in conformance with Allegheny County and Borough standards

COMPREHENSIVE PLAN

The Planning Commission discussed the need to add to the Comprehensive Plan List (below), and Planning Commission Members are to e-mail additional items to the Borough Manager.

Comprehensive Items for the proposed Comprehensive Plan update scheduled for 2017

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

ADJOURNMENT

On motion of Mr. Stanton, seconded by Mr. St. Germain, the Planning Commission Meeting adjourned at 9:50 p.m.

Respectfully submitted,

Patricia M. Flaherty
Acting Secretary