BOROUGH OF SEWICKLEY
PLANNING COMMISSION MEETING MINUTES

WEDNESDAY, SEPTEMBER 7, 2016

The Planning Commission Meeting was called to order at 7:00 p.m. by Vice Chairperson Marlin Bartos. In attendance were Tom Rostek, Shea Murtaugh, Nathan St. Germain, David Stanton and Todd Renner. Also in attendance were Borough Manager Kevin M. Flannery, Maleet Gordon, Steven Victor, Dave Martens and Ken Robinson.

Mr. Bartos 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 August 3, 2016 were approved, 4-0-2, with Mr. Rostek and Mr. Stanton abstaining as they were not in attendance.

OLD BUSINESS

Mr. Rostek and Mr. St. Germain stated that they will serve as a sounding board to the Code Officer if needed.

Mr. Steven Victor and Mr. David Martens addressed the Planning Commission regarding Hoey's Run LLC. They presented a revised site plan highlighting the addition of a governor's drive off of Centennial Avenue that would also serve to meet the requirement of a loading space. Mr. Victor stated that they have applied for a variance for the new governor's drive and are scheduled before the Zoning Hearing Board. Mr. Victor stated that they have reviewed all items in the Lennon, Smith, Souleret Engineering review letter No. 2, dated August 30, 2016. Mr. Victor stated that all comments will be addressed in the materials to be provided by September 21, and requested that the Public Hearing be scheduled for October 5, 2016. Mr. Victor further stated that they acknowledge that any recommendations for approval will be contingent on the Zoning Hearing Board variance decision when made. Maleet Gordon of Centennial Avenue expressed her concern for parking of visitors to the new development. Chairperson Bartos and the Commission was in agreement for the October 5 Public Hearing.

NEW BUSINESS

On motion of Mr. Renner, seconded by Mr. Rostek, the Planning Commission voted 6-0 to approve the 2017 Meeting Schedule.

On motion of Mr. Rostek, seconded by Ms. Murtaugh, the Planning Commission voted 6-0 to submit the 2017 Budget Request of $50,000, $45,000 for the update of the Joint Comprehensive Plan and $5,000 for normal operations. The Borough of Glen Osborne and the Township of Aleppo have indicated that they want to meet and discuss a plan for the update of the Joint Comprehensive Plan. The meeting is scheduled for the 2nd week of October.

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

ADJOURNMENT

On motion of Mr. Renner, seconded by Mr. St. Germain, the Planning Commission Meeting adjourned at 8:07 p.m.

Respectfully submitted,

Kevin M. Flannery
Secretary