

Planning commission meeting minutes – 2/2/22

Quorum present – St. Germain, Rostek, Beyer and Upton in attendance

Approval of the December minutes – motion by Upton second by Beyer – Approved 4-0

Reorganization – tabled until the March meeting due to 3 absent members

Murray St property discussion - David St. Jacques reviewed of use of 605 Murray – Previously used as a plumbing supply office.

- Has been out of this use for a few months.
- Proposed to be used as an artist studio.
- Is currently zoned R1—A. Will be a non-conforming use. Discussion if the nonconforming use can be grandfathered in from the previous use. Factors to help determine this:
  - Is the use of going from a plumbing supply shop to a studio a use change?
  - How long has the prior use been abandoned and how much time does the property owner have to continue it?
  - Documents showing how long it has been since the plumbing business has closed and how the borough has classified it will be useful
- In general, continuing the non-conforming use would go through the zoning officer. Rezoning would start with the planning commission.

Bank Branches in Sewickley business district – Bank branches are now numerous in the business district and are routinely replacing traditional retail establishments

- How to limit bank branches in the VO.
- Possible change: Disallow financial institutions in the VO but allow in the C-1.
- Potential update to the zoning usage table to reflect this change.

Meeting adjourned at 8:10 as Mr. Upton had to depart.

The remaining planning commission members remained for informal discussions. No actions were taken after his departure.