

Planning Commission Meeting
Borough of Sewickley, Pennsylvania

April 6, 2022 7:00 p.m.

Council Chambers, 601 Thorn Street, Sewickley Pennsylvania, 15143

Members: Mr. Nathan St. Germain, Chair; Assistant Chair, vacant; Mr. Larry Rice, Secretary; Mr. Donald Beyer, Mr. Michael Cherock, Mr. Doug Upton, Mr. Thomas Wingens, and Mr. Thomas Roteck, Borough Council Representative

- 7:00 Meeting called to order by Chairman of the Commission
- 7:01 Pledge of Allegiance to the United States of America
- 7:02 Roll Call:
In Attendance: Mr. St. Germain, Mr. Rice, Mr. Beyer, Mr. Cherock, Mr. Rostek
Absence: Mr. Upton, Mr. Wingens
- 7:03 By a motion from Mr. Beyers and second by Mr. Cherock, the commission approved the minutes of the March 2, 2022 meeting by unanimous vote. Mr. Rice abstained from the vote as he was not in attendance at the March 2 meeting.
- 7:05 The Chair recognized Mr. Phil Karanovich, the Project Manager for the Red Swing Group, a civil engineering group in Pittsburgh. The minor land development project at 77 Chadwick Street is known as the Bryan Suydam, D. D.S. Project.
Mr. Karanovich, 1909 Waterfront Place, Pittsburgh introduced himself and his project and was duly sworn by Mr. Rostek, the Council Representative for the commission.
Mr. Karanovich was seeking final approval for the project.
- The project will occupy two lots between Chadwick Street and Ohio Route 65.
 - A lot consolidation is requested for 507-B-90 & 507-B-76 as a part of the project.
 - He also proposed a sidewalk, parking for 8 vehicles (6 regular and 2 handicapped accessible, and full open access from Ohio Route 65 in both directions.
 - They intend to maintain the current access off Chadwick St. as well as utility easements.
 - Stormwater management will be via onsite retention.
 - PENNDOT approval is in process.
 - A developers agreement is in process.
 - Utility easements are being negotiated.
 - Use of the driveway on The Sewickley Community Center has been agreed to.
- Mr. St. Germain reminded Mr. Karanovich that the Borough has changed engineers and asked about contacts with the new engineers. Mr. Karanovich assured the commission that they have been in contact with the new engineers.
The zoning officer (Randy McCray) indicted that everything requested by the borough has been supplied, except for the items in negotiation about.
The impact of the forced-main project was discussed and Mr. Karanovich he was encouraged to meet with the borough engineer to discuss it.
With no other proponents or opponents in attendance, the public hearing was closed.
By a motion from Mr. Cherock and second by Mr. Beyers, and unanimous vote, the project was approved for submission to council.

- 7:30 A discussion was taken on the appropriateness of Pre-application discussions with contractors.
- 7:55 A discussion was taken on the lack of a vice-chair for the commission. The result was to leave the position open at this time.
- 8:15 A discussion was taken on the impact of B&Bs and Air B&Bs in Sewickley, no decisions were taken.
- 8:20 A discussion was taken to appoint Mr. Rice as Secretary.
- 9:00 The meeting was adjourned after a motion by Rice and a second by Rostek and a unanimous vote.