

BOROUGH OF SEWICKLEY
PLANNING COMMISSION
WEDNESDAY, MAY 6, 2020 4:00 p.m.

MEETING AGENDA

I. CALL TO ORDER

MR. NATHAN ST. GERMAIN

MS. SHEA MURTAUGH

MR. THOMAS ROSTEK

MR. JEFF TYSON

MR. EDWARD GREEN

MS. CHRISTINE ALLEN

MR. THOMAS WINGENS

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

A. APPROVAL OF MARCH 4, 2020 MINUTES

IV. OLD BUSINESS

V. NEW BUSINESS

A. ELECTION OF PLANNING COMMISSION OFFICERS – CHAIR, VICE-CHAIR
SECRETARY

B. DISCUSSION ITEMS

1. REVIEW THE IDEA FOR HAVING HOEY'S RUN MAPPED AND OR
INSPECTED

2. REVIEW SALDO 292-505 STREETS AND SALDO 292-506 ROAD
CONSTRUCTION REQUIREMENTS

3. DISCUSS UPCOMING PC SEAT VACANCY IN MAY/JUNE FOR JEFF
TYSON

VI. CORRESPONDENCE

VII. ADJOURNMENT

NEXT MEETING IS WEDNESDAY, JUNE 3, 2020 AT 7:00 P.M.

**BOROUGH OF SEWICKLEY
PLANNING COMMISSION MEETING MINUTES**

Wednesday, March 4 2020

The meeting was called to order by chairman St. Germain who led the assembled in the pledge of allegiance.

Members in attendance: Mr. Ed Green, Mr. Jeff Tyson, Mr. Nathan St. Germain, Mr. Tom Rostek, Ms. Christine Allen. Also, in attendance was Mr. McCray from Harshman CE Group, LLC.

Ms. Shea Murtaugh was not in attendance

APPROVAL OF THE MINUTES

The minutes for the February 5th meeting were reviewed. Mr. Jeff Tyson made a motion to approve the minutes. The motion was seconded by Mr. Rostek. The motion passed 2-0-3 with Mr. Tyson and Rostek voting in the affirmative.

NEW BUSINESS

Interview and recommendation of New Members

Mr. Thomas Wingers of Thorn St. was interviewed as a potential new member of the commission. Mr. Wingers reviewed his qualifications with the commission. He reviewed his experience as a materials engineer in the steel industry as well as a master's degree. He also reviewed his experience in real estate development.

Mr. Doug Upton of Maple Ln. was then interviewed as a potential new member of the commission. Mr. Upton reviewed his qualifications of military service in the Seattle area and experience in project management.

Mr. Ed Green made a motion to recommend Mr. Thomas Wingers to borough council as a new member of the planning commission. Mr. Rostek seconded the motion. The motion passed 4-1 with Mr. St. Germain voting against.

Mr. St Germain made a motion to recommend Mr. Doug Upton to borough council as a new member of the planning commission. Ms. Christine Allen seconded the motion. The motion failed on a vote of 2-3 with Mr. St. Germain and Ms. Allen voting in the affirmative.

The recommendation of Mr. Wingers will be sent to borough council for consideration.

Review of Land Development at 517 Locust Pl

Zoning officer, Mr. Randy McCray presented preliminary plans for the development of townhouse units at 517 Locust Pl. The preliminary plans were presented to the commission by Mr. David Saint-Jacques.

The land use was considered a permitted use in the C1 zoning district as a village townhouse.

The application was classified as a C1 Development under SALDO. Mr. McCray and Mr. Saint-Jacques were requested to evaluate the application under this standard.

Review of Accessory Dwelling Zoning Ordinance

The land development at 922-924 Beaver St was reviewed by the planning commission as an example of an accessory dwelling development. The discussion was taken up for future consideration of similar land development to determine if it is appropriate for the community and if adjustments to the zoning ordinance should be considered.

It was accepted that the structure under construction meets the current requirements for an accessory dwelling even though it is in question that the developer plans to use it as such. A photo of the structure from the neighboring property was reviewed. The photo shows a structure within 5 feet of the rear property line and a height of approximately 22 feet.

The commission arrived at three possible changes that could be made to the zoning ordinance to reduce the impact of future accessory dwellings on neighboring properties. They are:

- Reducing the maximum height of an accessory dwelling from 24 feet to 20 feet.
- Additional rear yard consideration – Allow accessory dwelling structures of 18ft in height and allow an additional foot of height for each additional 2 feet of rear yard setback. This would allow the maximum 24ft structure only with an additional 12ft setback
- Reduce the maximum structure size.

ADJOURNMENT

Mr. Green made the motion to adjourn which was seconded by Mr. Tyson. The motion passed 5-0.

The meeting adjourned at 8:53 p.m.

Respectfully Submitted,

Tom Rostek
Council Member