

**BOROUGH OF SEWICKLEY
PLANNING COMMISSION MEETING MINUTES**

Thursday, January 2, 2020

The Planning Commission Meeting was called to order at 7:00 p.m. by Tom Rostek. In attendance were Edward Green, Shea Murtaugh Jamie Harshman and Randy McCray, Harshman CE, LLC.

Mr. Rostek led the Planning Commission members in the Pledge of Allegiance.

Mr. Rostek noted the resignation of commission members David Stanton and John Dunn. With the commission consisting of 5 seated members, he recognized a quorum being present with only three members. Without objection, the meeting proceeded.

APPROVAL OF MINUTES

OLD BUSINESS

None.

NEW BUSINESS

A. Reorganization Meeting Postponed

Mr. Rostek suggested postponing the reorganization meeting until February, due to low attendance and two empty seats on the Planning Commission. The motion was approved by a vote of 3-0.

B. 605 Beall Way Rezoning – Public Hearing

The applicant intends to convert the structure to a residential use and wishes to have the property rezoned from C-1 to R-1A. The following observations were made by the commission:

- Rezoning the property to R-1A will create a non-conforming structure due to the increased setback requirements. Having a non-conforming structure is expected to create difficulties for any future expansion of the structure. The applicant will need to depend on a grandfathering of rights to use this structure that will no longer conform to the setback requirements.
- The re-zoning of the lot is in the interest of the Borough and is consistent with the comprehensive plan. This is due to the fact that all lots on the north side of Beall Way are currently zoned R-1A and that 605 is the exception.

No proponents or opponents spoke at the hearing.

The planning commission recommended the re-zoning of 605 Beall Way from C-1 to R-1A to Borough Council by a vote of 3-0.

C. 613 Beaver Street Land Development Plan – Public Hearing

613 includes the restaurant known as “The Slippery Mermaid”. The application consists of the enclosure of the existing patio at the rear of the property in order to expand the restaurant. Mr. Todd Demangone was in attendance to present the application.

The setback requirements for the property, which is in the C-1 zone were reviewed. It was determined that no non-conformities exist with the setbacks and the application will not create any.

Engineer, James Harshman, reviewed the land development application checklist. Most of the items in the checklist were not applicable to the application. The following items were noted: The sewage flow rate is expected to increase by 360 gallons/day. One outdoor light fixture will be added to the rear of the property. It will have a cut and shielded fixture to aim illumination in a downward direction.

The Applicant’s information for the Slippery Mermaid shows no increase in stormwater because of no net change in impervious area. The commission expressed a concern that roof drains for the proposed addition be verified properly connected to storm sewer and not sanitary. We agree with this condition. The applicant agreed to perform dye tests to assure that storm water is not being expelled into the sanitary sewer.

The commission found the application complete and acceptable. The applicant requested that the review be deemed as a final recommendation to borough council. Mr. Rostek pointed out that this request is not in line with the normal operations of the commission and that applications are always approved at a public hearing. The interpretation of the subdivision and land development ordinance by the applicant, Mr. Harshman (engineer) and Mr. McCray (zoning officer) are that a public hearing is not required for this land development application.

The commission decided that it would offer a final recommendation of the application to borough council contingent on review of the borough solicitor that a public hearing is not required.

The commission approved the final recommendation of the application to council with the following contingencies:

- The borough solicitor will review the land development ordinance and verify that a public hearing before the planning commission is not required.
- The applicant will provide dye testing of the existing downspouts to assure that roof runoff is not being discharged into the sanitary sewer.
- If the borough solicitor judges that a public hearing at the planning commission is required, it will be advertised and held at the February meeting.

Discussion items

Mr. Rostek discussed the need to recruit new planning commission members. Ms. Murtaugh brought up a potential candidate. The candidate is expected to apply through the borough’s website.

Mr. Rostek has planned a meeting between Mr. McCray (zoning officer), Ms. Marcinko (borough manager), and Mr. St. Germain to re-establish procedures for setting agendas and scheduling hearings. The meeting will be held at 11AM on January 7th.

Discussion items (Cont.)

Mr. Green discussed the context of the decision to close the borough sewage treatment plant and the issues that led to the decision.

Mr. Rostek gave an update on the ASO comprehensive plan process. The plan is currently awaiting information from Osborne Borough regarding waterfront planning. Once this is complete, the process will return to the planning commission for completion.

ADJOURNMENT

On motion of Ms. Murtaugh, seconded by Mr. Green, the Planning Commission Meeting adjourned at 8:30 p.m.

Respectfully submitted,

TOM ROSTEK
COUNCIL MEMBER