

Planning Commission Meeting
Borough of Sewickley, Pennsylvania

July 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 Rotek, Borough Council Representative

- 7:00 Meeting called to order by Chairman of the Commission, Mr. St. Germain
- 7:01 Pledge of Allegiance to the United States of America led by Mr. St. Germain
- 7:02 Roll Call:
In Attendance: Mr. St. Germain, Mr. Rice, Mr. Beyer, Mr. Upton, Mr. Rostek
Absent: Mr. Cherock, Mr. Wingens
- 7:03 On a motion by Mr. Upton, a second by Mr. Beyer, and a unanimous vote the commission approved the minutes of the May 4, 2022 meeting with two typographical error changes. Mr. Upton recused himself as he was not in attendance at the May meeting. (There were four votes in the affirmative constituting a quorum of the Commissions.)
- 7:05 The Chair, Nathan St. Germain, recognized Mr. Sam DiBattista, 34 N. Star Ave. Bellevue, PA. Mr. DiBattista was appearing to seek answers to questions on a project he is developing at 513-517 Locust.
The Chair reminded Mr. DiBattista that P.C. could not rule on a conditional use request without a formal application submitted via the Borough Manager and/or the Borough Code Enforcement Officer. The application must contain all the appropriate documents as specified in the Sewickley Code. The Chair made it clear that discussions about an idea without a firm proposal and application were not the responsibility or purpose of the Commission, and that the P.C. needs a formal application with ALL attendant documents to take formal action. A lengthy discussion ensued concerning the required submissions. Mr. Rice reminded Mr. DiBattista that this was the third time this project has been presented, all with the same lack of information and the same result.
Mr. Rostek detailed each part of the application that is required and showed Mr. DiBattista which parts were lacking.
- Lighting plan – photometric plan
 - Loading plan – add dimensions
 - Site plan should be based on a survey
 - Floor plan – add clarity to the “lobby” area
 - Landscaping – fencing plan
 - Parking analysis – where are the spots?
- 7:55 Mr. Rostek informed the P.C. that the next agenda item did not bear discussion because the contractor has not started the parking study.
- 8:00 Mr. August Mantia, 2179 Ben Franklin Dr. Pittsburgh, PA 15237 re-presented an idea to raze the VFW hall behind the State Liquor Store and convert the entire piece of land (which he and his son own) into a parking lot. He presented this to P.C. about 3 or 4 years ago, and it was approved pending discussions with Council. He was questioning a next step to determine Sewickley Borough Council’s interest in leasing the lot. P.C. suggested he approach Donna Kaib, Borough Manager about an appearance before council.
- 8:15 By a motion from Mr. Rice and a second by Mr. Upton, the commission voted unanimously to approve the proposal for a parking study with the two modifications (above) and remand it to Council for final approval.
- 7 On a motion by Mr. Rice, a second by Mr. Upton, and a unanimous vote the meeting was adjourned.