

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
June 14, 2017

MEETING was called to order at 7:30 p.m. with Vice-Chairman Timothy Corcoran presiding and the following members of the Commission and officials of the Borough present: Mr. Timothy Corcoran, Mr. David Martin, Mr. Mario Peluso, and Mr. John Schwend, Borough Manager and Secretary.

MINUTES of the Regular Meeting held on May 15, 2017 were presented to the Commission. After some review and discussion, a motion was made by Mr. Martin, seconded by Mr. Peluso, to approve the May 15, 2017 Regular Meeting Minutes as presented. All present voted in favor of the motion

The following visitors were present:

Mr. Don Horn – 307 Macintosh Drive, Mars, PA 16046

NEW BUSINESS:

PLAN REVIEW FOR RECOMMENDATION TO THE ZONING HEARING BOARD FOR A SPECIAL EXCEPTION FOR 524 WOODLAND ROAD: Mr. Schwend opened discussion by reviewing the application for Mr. Fetterolf's accessory deck structure located at 524 Woodland Road. Mr. Schwend discussed the most recent review letter submitted by the Borough Geotechnical Engineer dated June 13, 2017. In the letter, according to Mr. Schwend, the Borough Engineer stated that all prior outstanding items had been addressed with the exception of item No. 8. Item No. 8 highlighted the need for a complete audit of all existing deck pier footings. The results would need to be monitored by the applicant's Geotechnical Engineer and the Borough Building Inspector. A final review of the findings would also need to be conducted by the Borough Geotechnical Engineer. Mr. Don Horn, representing Mr. Brian Fetterolf stated that he had helped with the design for the deck structure. Mr. Horn highlighted that Mr. Fetterolf was amicable to the idea of installing twenty-four additional posts and conducting any study of the current structure in order to meet the Borough Building Code. Mr. Horn stated that conducting all tests required by the Borough Engineer as well as installing the additional posts may be cost prohibitive in the long run, but Mr. Fetterolf would do what was needed to gain final approval. Mr. Schwend highlighted that Mr. Fetterolf must conform to the building plans that were submitted most recently regarding the deck structure. According to Mr. Schwend, any alteration to the current plans (i.e. installing fewer than the required amount of pier footings or using unapproved materials) would void any positive recommendation or special exception that may be granted. Mr. Horn reiterated that a newer deck could be built more efficiently rather than making the current structure compliant. Mr. Schwend highlighted that the deck structure was located in the Conservation Overlay District, a landslide prone area, and any alteration to the proposed plan in front of the Commission would need to be re-submitted as a new plan. Mr. Peluso highlighted the need to make a decision on the plan in front of the Commission rather than what may be proposed in the future. Mr. Schwend stated that the Planning Commission had the option of either recommending approval contingent on item No. 8 of the Borough Engineer's review letter being addressed or denying it as proposed. Mr. Martin asked what the timeline would be if a positive recommendation would be made by the Planning Commission. Mr. Schwend explained that the plan would still need final approval from the Zoning Hearing Board and the pier footer findings conducted by PS&R would need to be submitted to the Borough Engineer. After further discussion, a motion was made by Mr. Martin with a second by Mr.

Peluso to recommend approval for a special exception in the Conservation Overlay District for the accessory deck structure located at 524 Woodland Road contingent upon the applicant exposing at least one side of all existing deck pier footings for review by the Edgeworth Borough Building inspector and a representative from the applicant's Geotechnical Engineering Firm and the final results must be relayed to the Borough Engineer for review. The motion was carried by all in attendance.

There being no further business, the meeting on motion duly made the meeting was adjourned at
7:50 p.m.

- John F. Schwend, Secretary