

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
March 11, 2015

MEETING was called to order at 7:30 p.m. with Chairman Mario Peluso presiding and the following members of the Commission and officials of the Borough present: Mr. David Aloe, Mr. Tim Corcoran, Mr. Patrick Keane, Mr. Mario Peluso, Mr. Bob Goetz, Borough Traffic Engineer, and Mr. Martin McDaniel, Borough Manager and Secretary.

MINUTES of the Regular Meeting held on November 12, 2014 were presented to the Commission. After some review and discussion, the motion of Mr. Aloe, seconded by Mr. Peluso that the November 12, 2014 Regular Meeting Minutes were approved as presented and unanimously carried.

OPENING REMARKS: Mr. Peluso introduced the Commission members and welcomed everyone to the meeting. Mr. Peluso gave a brief description of the purpose of the Planning Commission and their role in the matters at hand which was to review land development plans for a proposed McDonald's located at 25 Ohio River Blvd and to render an advisory opinion to Borough Council. Mr. Peluso asked that representatives from McDonald's make a presentation first, and then review comments from the Borough traffic engineer would be heard. After this, citizens who wish to speak on the matter could address the Commission.

A complete list of visitors is attached to these minutes.

The following visitors were present representing the proposed McDonald's Development:
Mark Mox, McIlvried, DiDiano & Mox, LLC – McDonald's Engineers
Lindsay Wagerer, McIlvried, DiDiano & Mox, LLC – McDonald's Engineers
Gregg Protch, McDonald's USA LLC
Peter Georgiades Esq., Legal Counsel representing McDonald's
Grant Scott, 25 Ohio River Blvd., - Edgeworth Real Estate Assoc. LP.

NEW BUSINESS:

PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN – 25 OHIO RIVER BLVD., PROPOSED McDONALD'S DRIVE-THRU RESTAURANT. Mr. Peluso asked Mr. McDaniel to give a brief overview on the chronology of the proposed McDonald's development. His complete remarks are attached to these minutes and labeled as Attachment A. McDonald's was now before the Planning Commission with their revised plans seeking a recommendation to Borough Council for approval.

Mr. Mox and Mr. Georgiades began the presentation by describing the changes that have been made to the plans since the November 12 regular meeting of the Planning Commission. He described parking changes including a smaller building which required less spaces, the addition of a third lane for turning on Hazel Lane and landscape modifications as recommended by the Borough's landscape consultant. Mr. Georgiades proceeded to address each comment that was made on the most current review letter from the Borough Engineer, Lennon Smith Souleret

Engineering (LSSE) and on the review letter from the Borough Traffic Engineer, Trans Associates. One outstanding item which Mox and Georgiades questioned is the lane width requirement on Hazel Lane, and noted that the existing Borough Ordinance does not directly address the necessary width for a road with three lanes. Georgiades then addressed the parking concerns, proposed sharing excess parking stalls with Edgeworth Square and questioned whether the proposed development should have been classified as an “eating place, drive-in” by the Zoning Officer. He stated that parking regulations for a “drive-in” would be much greater than for an eating place that has a “drive-thru.” McDaniel noted that the issue of classification as an “eating place, drive-in” is a matter of zoning, and as such would have to be addressed with the Zoning Hearing Board.

Mr. Peluso invited Mr. Goetz to address the traffic study that was prepared by the applicant for the proposed development. Mr. Goetz gave a brief history of this traffic study, and stated that his firm has reviewed the traffic study that was prepared by the applicant. Mr. Goetz also noted that PennDOT did not require a traffic study to be completed for the proposed development. He noted that his statistics for review of the plan were based on data collected from thousands of other establishments across the country. He also noted, that most of the proposed trips per day to the establishment are considered pass-by trips. These are trips that occur from traffic that is already passing by the location, and not new traffic seeking out the location as a destination. Mr. Goetz explained his comments and recommendations including the addition of the third lane to address queuing concerns at the intersection of Hazel Lane and Ohio River Blvd. Addressing concerns about accidents at the location, Mr. Goetz provided data from PennDOT that indicated that there have been three reportable accidents over the last five years (2009-2014).

At this time, Mr. Peluso opened up the floor for citizens comments. Many concerned citizens spoke out in opposition of the proposed development. Concerns that were brought up and reiterated by citizens include the following:

- Concerns regarding turning lanes and queuing problems
- Safety of pedestrians due to traffic increase
- Safety of the community due to increased drug and crime activity
- Safety of children at various games for Sewickley Academy and school zones
- Opposition to zoning variances being granted too often
- This type of business does not fit in with values in Edgeworth
- Borough liability if citizen concerns about safety are ignored
- Many residents declared that they believe the traffic study did not encompass other roads in Edgeworth that might be affected by trips to the proposed development, and another traffic study by a third traffic engineer should be commissioned by the Borough

Concerns of note: Abutting property owners representing ESMARK center and Eat-n-Park are concerned about parking being insufficient on the site and parking overflow creeping on to their properties, and what will happen when larger trucks attempt to park there to eat. Member of Borough Council Carrie Duffield addressed the Planning

Commission in regard to the parking concerns and idea of shared parking with Edgeworth Square. Mrs. Duffield noted that Edgeworth Square is required to have a loading zone and that the building currently is not built as per the approved building plans and additional parking spaces have been placed where the loading zone should be located. Since these additional spaces are technically non-conforming, Mrs. Duffield suggests that there are no spaces available to share between the two properties, should the matter come before the Zoning Hearing Board. Mrs. Duffield proposed temporarily closing the parking lot where the McDonald's will be located and examining the real effects on parking in the area.

Mr. Grant Scott, representing Edgeworth Development Associates and Edgeworth Real Estate Associates made a statement regarding the proposed development on his property. A complete record of his statement is attached to these minutes as Exhibit B

Mr. Peluso concluded the citizen comment portion of the meeting. Comment letters have been attached to these minutes as Exhibit C. The Commission had a brief discussion on the citizen's comments and discussed the issue of the width of the three proposed lanes on Hazel Lane being a matter of concern. A motion was made by Mr. Aloe that the Planning Commission recommend approval of the project to Borough Council with the condition that all three lanes meet the required 13' width requirement as established in the Borough Ordinance. Mr. Keane seconded the motion, and all present Commission members voted in favor.

REVIEW OF TWO PROPOSED ORDINANCES REGARDING STORM WATER: Mr. Peluso introduced the two proposed ordinances regarding the regulation of discharges into the municipal separate stormwater system in the Borough. These two ordinances have been reviewed and recommended for approval by the Borough Engineer and the Borough Solicitor. The ordinances are DEP compliant and must be adopted in order to remain in compliance with new DEP standards. Mr. Aloe motioned that both ordinances be proposed for approval by Borough Council. Mr. Peluso seconded the motion, and all Commission members voted in favor.

There being no further business, the meeting on motion duly made and seconded was adjourned at 10:05 p.m.

Martin C. McDaniel
Secretary