

EDGEWORTH BOROUGH PLANNING COMMISSION  
REGULAR MONTHLY MEETING  
May 13, 2015

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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. Mario Peluso, Mr. Dave Martin and Mr. Martin McDaniel, Borough Manager and Secretary.

MINUTES of the Regular Meeting held on April 20, 2015 were presented to the Commission. After some review and discussion, the motion of Mr. Aloe, seconded by Mr. Martin that the April 20, 2015 Regular Meeting Minutes were approved as presented. All present voted in favor of the motion

The following visitors were present:

Mr. David Selleck – 12 Woodland Road  
Mr. Jim Grant – 535 Irwin Drive

NEW BUSINESS:

SKETCH PLAN – PROPOSED SELLECK SUBDIVISION ALONG WAY HOLLOW ROAD.

Mr. David Selleck addressed the members of the Planning Commission with a proposal to subdivide his existing lot located at 12 Woodland Road into three lots; one where the current residence is, and two new lots which would be accessed from Way Hollow Road. Mr. Selleck is in the preliminary stages of planning this subdivision, and presented the Borough with a sketch plan with his intentions. Mr. McDaniel, Borough Manager and Zoning Officer, has reviewed the sketch plan and sent it to the Borough Engineer for comment. In turn, the Borough Geotechnical Engineer submitted a review letter which the Planning Commission and property owner have been provided for review. The proposed subdivision lies in the Conservation Overlay Zoning District (CO District) where more stringent building and geotechnical requirements exist. The current sketch plan shows approximate locations of the residences. Mr. Aloe and Mr. Peluso discussed problems with construction in steep slope areas and slides that have occurred in that area in the past. Since it is unlawful to create lots that are not buildable, and since exact footprints and locations of proposed structures are required in the CO District, as well as access drive and sewer construction special exceptions, the Planning Commission recommends that a geotechnical report be completed, as well as a more specific set of plans be drafted indicating where the proposed residences would be located on the new lots.

There being no further business, the meeting on motion duly made and seconded was adjourned at 7:55 p.m.

Martin C. McDaniel  
Secretary