

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
September 9, 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. Mario Peluso, Mr. Dave Martin, Mr. Tim Corcoran, Mr. Patrick Keane and Mr. Martin McDaniel, Borough Manager and Secretary.

MINUTES of the Regular Meeting held on May 13, 2015 were presented to the Commission. After some review and discussion, the motion of Mr. Aloe, seconded by Mr. Martin that the May 13, 2015 Regular Meeting Minutes were approved as presented. All present voted in favor of the motion

The following visitors were present:
Mr. Rody Nash

NEW BUSINESS:

PROPOSED AMENDMENT TO THE ZONING ORDINANCE.

Mr. McDaniel presented the Commission with proposed amendments to the Zoning Ordinance that have been reviewed by the Solicitor and Borough Engineer. Mr. McDaniel explained the various changes and the reason for each change. The following items were discussed:

Section 130-18 3(B)3 – recommend more clarification on the term “external impacts” and what that specifically means.

Section 130-28 E 3(a) – Seek clarification if the borough can regulate if the sale of alcoholic beverages is incidental to the sale of food.

Section 130-33 E – Should all references to “structures” say “buildings and structures.”

Section 130-50 A – Recommend changes in the times for the noise levels, moving the more restrictive noise level from 10pm to 8pm.

A motion was made by Mr. Martin, with a second by Mr. Aloe to make the above recommendations to Borough Council. All voted in favor with the exception of Mr. Keane who disagreed with the more restrictive noise regulations.

FOREST HARVEST PLAN – 217 SPANISH TRACT ROAD

A preliminary plan was received for a proposed golf practice facility located at 217 Spanish Tract Road. Mr. McDaniel presented a forest harvest plan that the Commission is to review and said that the forester and the project manager for the facility plan to appear at the October 14th Regular Meeting of the Planning Commission to discuss the logging and clear-cutting aspects of the plan.

DISCUSSION REGARDING MULTI-FAMILY HOUSING IN THE BOROUGH

Mr. Rody Nash addressed the Commission because he feels there is demand in the community for high end condominiums. Mr. Nash stated that there are numerous residents who

want to remain in the area however wish to go away to warmer climates in the winter, and that the idea of a low maintenance condominium would be attractive to them. Mr. Nash believes that the Edgeworth Zoning Ordinance does not provide enough land to build multi-family dwellings, and the land that is currently zoned for multifamily (C-1 and C-2) is not readily available for such dwellings. Mr. Nash proposed that the Borough consider re-zoning land along Ohio River Blvd. as multi-family, specifically the land next to Sewickley Academy, the Dithrich Property, a lot which could accommodate about 12 units. Mr. Nash was advised that a single property cannot have its zoning district changed for a use. This is commonly known as spot zoning and is illegal. The Commission feels that the Edgeworth Borough Comprehensive Plan would first need studied and updated to possibly allow multi-family units in other areas of Edgeworth as well. This would be a fairly time consuming and comprehensive undertaking. If Mr. Nash wishes to propose a zoning ordinance amendment, he could do so under the curative amendment provisions of the ordinance. Mr. Nash felt that the Dithrich property, as well as Sewickley Academy and the Edgeworth Club are improperly zoned and should be re-zoned.

There being no further business, the meeting on motion duly made and seconded was adjourned at 9:15 p.m.

Martin C. McDaniel
Secretary