

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

MINUTES of the Regular Meeting held on October 14, 2015 were presented to the Commission. After some review and discussion, the motion of Mr. Corcoran, seconded by Mr. Peluso that the October 14, 2015 Regular Meeting Minutes were approved as presented. All present voted in favor of the motion

The following visitors were present:

Mr. Jason Sloan – Frontier Golf
Ms. Alyssa Golfieri – Babst Calland Law Firm
Mr. Grant Scott – 418 Maple Lane
Mr. Steve Victor – Victor Wetzal Associates
Mr. Joshua Haydo – Wooster & Associates
Mr. John Burger – Esmark Center
Mr. Bob Goetz – Trans Associates
Mr. Greg Gorman – Blackwood and Associates

NEW BUSINESS:

MARTAIN PROPERTY – 45 LITTLE SEWICKLEY CREEK ROAD.

Mr. McDaniel presented the Commission with plans and documents pertaining to a proposed project including an addition, a detached garage and an in ground swimming pool for the property located at 45 Little Sewickley Creek Road. Since this property is located in the Conservation Overlay Zoning District, any proposed structure must receive a positive review from the Borough Engineer and a special exception from the Zoning Hearing Board. The Planning Commission is required to provide a recommendation on the project to the Zoning Hearing Board. Mr. McDaniel gave the Commission a brief overview of the project, and presented a review letter with a positive recommendation from the Borough Geotechnical Engineer. Mr. Gorman represented the owner as the project manager, and indicated that the plan meets all other zoning requirements. After review and discussion, a motion was made by Mr. Martin with a second from Mr. Keane to recommend approval of the project to the Zoning Hearing Board. All members present voted in favor of the motion.

PROPOSED FOREST HARVEST PLAN – 217 SPANISH TRACT

Mr. McDaniel reviewed the status of the forest harvest plan and the various reviews of the plan since the September meeting of the Planning Commission, and he introduced the representatives for Mr. Edward Stack of 217 Spanish Tract. Mr. Stack has submitted plans for a proposed private golf practice facility at his residence located in the Special Use Conservation Overlay Zoning District. In order for this facility to be created, according to the plans submitted to the Borough, 367 trees will need to be

cut down. According to the ordinance, a tree harvest plan must be reviewed by the Planning Commission. The applicant has proposed a replanting plan that included 1,224 trees that meet the requirements outlined in the Zoning Ordinance (two feet tall), including an industry standard assumption of a 70% mortality rate. Mr. Aloe suggested that the applicant consider a replanting plan with larger trees and a lesser quantity. Mr. Sloan stated that the applicant's forester will revise his proposal to include larger trees in lesser quantities. The applicant has also agreed that no commercial sales of the lumber will take place, and all trees will be removed from the property according to the ordinance. The Planning Commission will review the newly proposed forest harvest plan at their regular meeting in December.

PROPOSED COMMERCIAL DEVELOPMENT – EDGEWORTH SQUARE SHOPPES:

Mr. McDaniel presented the Commission with plans and documents pertaining to a proposed commercial development including a single story commercial structure housing a Chipotle restaurant (eating place) and two small retail stores located at the corner of Hazel Lane and Ohio River Blvd. in front of Edgeworth Square. Mr. Victor introduced the site plan and the proposed development. The proposed plan meets all zoning requirements including the number of parking spaces on the parcel. Mr. Victor describes the entrances and exits to the building, the possible other retail tenants for the building and presented the Commission with an exterior elevation drawing. Mr. Keane asked if there would be enough parking if one of the other tenants were to be an eating place. Mr. Victor explained the Chipotle required that no other tenants in the building serve food. Mr. Victor introduced Mr. Haydo who explained the trip generation report and the entrances and exits from the property. He indicated that based on trip generation there was no need for a third lane to be added to Hazel Lane. At this time, Mr. Martin asked Mr. Goetz (Borough Traffic Engineer) to review the plan. Mr. Goetz indicated that this proposed development would have significantly less impact than the proposed McDonald's did; there was no breakfast and no drive-thru so trip generations were indeed less. Mr. Goetz suggested that the entrance on Hazel Lane be made to be "exit only" as to prevent a backlog on Hazel Lane if the que is stacked beyond the entrance. Mr. Burger commented on the rear entrance/exit and stated that as the adjacent property owner he would prefer the rear be an "entrance only" in order to avoid having traffic exit the property on to his property. Mr. Scott agreed with Mr. Burger's suggestion, but stated that he would have to have this approved by representatives from Chipotle. Mr. McDaniel noted that in order for the rear entrance to be constructed, the Edgeworth Square parcel would have five less parking spaces, bringing the number of spaces on their parcel down to 100, which meets the Ordinance requirements for the use. After discussion, a motion was made by Mr. Aloe with a second from Mr. Martin to recommend approval of the project to Borough Council pending the receipt of revised plans with the revised entrance and exit drives that satisfied the Borough Traffic Engineer's review letter dated November 5, 2015. All present voted unanimously in favor of the motion.

There being no further business, the meeting on motion duly made and seconded was adjourned at 8:30 p.m. - Martin C. McDaniel, Secretary