

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
April 13, 2016

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. David Martin, Mr. Mario Peluso, Mr. Patrick Keane, Mr. Tim Corcoran and Mr. John Schwend, Borough Manager and Secretary.

MINUTES of the Regular Meeting held on March 9, 2016 were presented to the Commission. After some review and discussion, the motion of Mr. Martin, seconded by Mr. Aloe that the March 9, 2015 Regular Meeting Minutes were approved as presented. All present voted in favor of the motion

The following visitors were present:

Mr. Steve Victor – Victor Wetzel Associates
Mr. Joe Fagan – Gateway Engineers
Mr. Kevin McKeegan – Meyer Unkovic & Scott
Mr. Chad Wheatly – Millcraft Investments
Mr. Richard McCormack – 314 Myrtle Lane
Mr. Robert Bagans – 320 Nicholas Place
Ms. Denise Dufour – 406 Edgeworth lane
Ms. Andrea Kusick – 408 Edgeworth Lane
Mr. Pat Vescio – VRG Group
Mr. Mark Matyger – 322 Nicholas Place
Mr. George Patterson – 311 Myrtle Lane
Mrs. Jan McCormack – 314 Myrtle Lane

OLD BUSINESS:

PROPOSED RESIDENCE WITH ACCESSORY STRUCTURES – 21 LITTLE SEWICKLEY

CREEK ROAD: Mr. Victor, who is representing the owners of 21 Little Sewickley Creek Road, addressed the Planning Commission and recapped the proposed large single family residence with accessory structures that is proposed to be constructed. Mr. Victor indicated that since these structures will be constructed in the Conservation Overlay Zoning District, the Planning Commission must review the plans and provide a positive recommendation prior to the Zoning Hearing Board granting the Special Exception needed for approval. Mr. Victor stated that the applicant's geotechnical engineer has been communicating with the Borough's geotechnical engineer and provided the necessary core samples and plans necessary to meet the Ordinance. The Borough geotechnical engineer has provided a review letter stating such as well. Mr. Aloe and Mr. Peluso asked about the location of the Pittsburgh Red Beds on the soils map, and asked if the borings were located where the new residence would be built. Mr. Victor provided answers to these questions. After review and discussion, a motion was made by Mr. Aloe seconded by Mr. Keane to recommend approval of the plan with the conditions outlined in the Garvin Boward Beitko letter dated April 7, 2016. All present voted unanimously in favor of the motion.

NEW BUSINESS:

PROPOSED SUBDIVISION – 315 NICHOLAS PLACE – VRG PLAN OF LOTS:

Mr. Schwend introduced Mr. Pat Vescio who is representing the owners of 315 Nicholas Place which is located in the R-3 Residential Zoning District. Mr. Vescio is proposing a subdivision of the existing lot into four smaller lots. The subdivision plan was reviewed by the Borough Engineer and the Borough Zoning Officer as well. Currently as drawn, one of the lots does not meet the required 60' lot width at the building set back line, and a variance from the Zoning Hearing Board would be required in order to proceed as drawn. In addition, the Borough Engineer provided a review letter that addressed aspects of the proposal that did not comply with the Ordinance. Mr. Martin asked about problems in the area with flooding of storm drains and sewers and if they had been fixed. Mr. McCormack spoke and stated as a neighboring property owner he was concerned with sewer problems in the area as well as new traffic that would be brought to the street. Other residents believe that parking issues may arise from an increase in lots on the street, and were concerned about ingress and egress to the properties. After discussion, the proposal was tabled until the May meeting of the Planning Commission for the applicant to review the outstanding items in the Borough Engineer's review letter.

PROPOSED ZONING ORDINANCE #543 – AN ORDINANCE AMENDING THE ZONING ORDINANCE REGARDING IMPERVIOUS SURFACES AND FENCES AND WALLS:

Mr. Schwend presented the Commission with a copy of a proposed Zoning Ordinance which had been drafted and reviewed by the Property Committee and the Borough Engineer. The purpose of the ordinance was to more clearly define impervious surfaces and to clarify the process and permitting needed for small wall projects in the Borough. The ordinance has been sent to the Allegheny County Planning Commission and has been advertised in the Borough's paper of record. The Planning Commission must provide a recommendation to Borough Council prior to the Ordinance being adopted. After review and discussion, a motion was made by Mr. Keane with a second from Mr. Martin to provide a positive recommendation to Borough Council for Ordinance #543. 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. - John F. Schwend, Secretary