

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
October 11, 2017

MEETING was called to order at 7:30 p.m. with Vice-Chairman Timothy Corcoran presiding and the following members of the Commission and officials of the Borough present: Mr. Timothy Corcoran, Mr. David Martin, Mr. Mario Peluso, Mr. David Aloe and Mr. John Schwend, Borough Manager and Secretary.

MINUTES of the Regular Meeting held on June 14, 2017 were presented to the Commission. After some review and discussion, a motion was made by Mr. Martin, seconded by Mr. Peluso, to approve the June 14, 2017 Regular Meeting Minutes as presented. All present voted in favor of the motion

The following visitors were present:

Mr. David Leicht – 9452 Northgate Drive Allison Park, PA 15101
Mrs. Sara-Claire Bulger – 745 Chestnut Road Edgeworth, PA 15143
Ms. Margaret Scherbel – 712 Irwin Drive Edgeworth, PA 15143

NEW BUSINESS:

PLAN REVIEW FOR RECOMMENDATION TO THE ZONING HEARING BOARD FOR A SPECIAL EXCEPTION – PROPOSED BUILDING ADDITION IN THE CONSERVATION OVERLAY DISTRICT – 712 IRWIN DRIVE: Mr. David Leicht representing Ms. Margret Scherbel of 712 Irwin Drive presented plans for proposed building additions and a retaining wall to the Planning Commission highlighting that work would be conducted within the “flat” portion of the property which lies within the Conservation Overlay District. Mr. Leicht also highlighted that a small retaining wall measuring between sixteen and forty inches tall would be built in support of an existing deteriorated wall to prevent further slope degradation. Mr. Schwend stated that there were no unaddressed issues in the Borough Engineer’s review letter and complimented the efficiency and thoroughness of the plans. After further discussion, a motion was made by Mr. Martin with a second by Mr. Peluso to grant a positive recommendation to the Zoning Hearing Board for the proposal to construct a building addition and a retaining wall in the Conservation Overlay Zoning District to the Zoning Hearing Board. The motion was unanimously carried by all members in attendance.

PLAN REVIEW FOR RECOMMENDATION TO THE ZONING HEARING BOARD FOR A SPECIAL EXCEPTION – PROPOSED RETAINING WALL IN THE CONSERVATION OVERLAY DISTRICT – 741 CHESTNUT ROAD: Mr. Schwend stated that Mr. Paul Volchko had recently purchased the property at 741 Chestnut Road and highlighted a retaining wall failure that had occurred shortly after the purchase. According to Mr. Schwend, Mr. Volchko is seeking a special exception from the Zoning Hearing Board to repair the retaining wall which lies in the Conservation Overlay Zoning District. Mrs. Sara Bulger of 745 Chestnut Road voiced her support for the wall’s repair highlighting that her driveway is supported by the affected portion of the wall on Mr. Volchko’s property. Mr. Schwend stated that the Borough’s Geotechnical Engineer had reviewed the plans for the wall repair and recommended approval with the conditions that ACA Engineering be on site when then the wall’s footer is excavated, as well as giving the Borough Engineer permission to monitor and stop work at the project as needed. Mr. Martin discussed the long list of initial concerns that the Borough Geotechnical Engineer had highlighting that they all had been addressed in a timely manner. Mr. Peluso highlighted the consensus for the wall being repaired as soon as possible. Mr. Aloe stated that the wall is in a landslide prone area but highlighted that the test borings indicate that if the footers are drilled to solid rock (approximately three feet in depth) that the project could be considered safe in his opinion. Mr. Martin inquired whether drilling to three feet would get them to solid stone for the length of the wall. Mr. Aloe stated that it should, highlighting that if the wall footers are not drilled to stone that it may be prone to deflection and catastrophic failure. After further discussion, a motion was made by Mr. Martin with a second by Mr. Aloe to grant a positive recommendation for the construction of a retaining wall in the

Conservation Overlay Zoning District to the Zoning Hearing Board with the condition that the Borough's Geotechnical Engineer be present on site during footer excavation in order to assure the footings reach suitable material. The motion was unanimously carried by all members in attendance.

There being no further business, the meeting on motion duly made the meeting was adjourned at 7:50 p.m.

- John F. Schwend, Secretary