

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
December 13, 2017

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

MINUTES of the Regular Meeting held on October 11, 2017 were presented to the Commission. After some discussion, a motion was made by Mr. Martin, with a second from Mr. Aloe to approve the October 11, 2017 Regular Meeting Minutes as presented. All present voted in favor of the motion

The following visitors were present:

Mr. Steven Lehrmon Jr.	KAG Engineering
Mr. Timothy Hastings	Sewickley Academy

NEW BUSINESS:

PLAN REVIEW FOR PROPOSED LOT CONSOLIDATION OF PARCELS NO. 507-L-230 & 507-R-360 -1&2 – SEWICKLEY ACADEMY: Mr. Schwend opened discussion by reviewing the proposed lot consolidation plan proposed by Sewickley Academy. According to Mr. Schwend, the Academy had purchased the property at 209 Academy Avenue and had since removed the single family dwelling, leaving the lot as greenspace. Mr. Schwend also stated that parcel 507-R-360 is in Edgeworth Borough as well as Sewickley Borough. Mr. Schwend highlighted that Sewickley Borough's Planning Commission and Borough Council had reviewed and approved the consolidation contingent on Edgeworth Borough approving the consolidation. Mr. Schwend also highlighted that the Borough Engineer had reviewed the proposal and had recommended approval of the plans as submitted. Mr. Schwend stated that Allegheny County is still reviewing the consolidation plans. Mr. Martin inquired whether there would be anything that would prevent a positive recommendation for the lot consolidation. Mr. Schwend stated that all concerns had been addressed. Mr. Corcoran inquired regarding neighbor feedback. Mr. Schwend stated that all adjacent property owners had been notified via certified mail, and that the Borough had not fielded any comments regarding the matter. After some discussion, a motion was made by Mr. Aloe with a second by Mr. Martin to recommend approval for Sewickley Academy's proposed lot consolidation of parcels No. 507-L-230 & 507-R-360-1&2. The motion was unanimously carried by all in attendance.

ESTABLISHING DATES & TIMES FOR 2018 PLANNING COMMISSION MEETINGS: Mr. Schwend presented the 2018 meeting dates and highlighted the recommendation of the professional staff that the Planning Commission meet at 7:00 p.m. rather than 7:30 p.m. for future meetings. The members of the Planning Commission were receptive to the time change. After some discussion, a motion was made by Mr. Corcoran with a second by Mr. Aloe to accept the presented dates and new time for the 2018 Planning Commission meetings. The motion was unanimously carried by all in attendance.

PROPOSED ZONING AMENDMENTS: Mr. Schwend highlighted proposed zoning amendments that would be considered by Borough Council after review from the Planning Commission and Borough Solicitor. Mr. Schwend highlighted clarifications concerning fences, establishing rules and locations for short term rentals, requirements for application submissions, and clerical changes. Mr. Keane inquired regarding the length of stay for short-term rentals. Mr. Schwend stated that the maximum number of days that a house can be rented out is 182 days, highlighting that the specified length of time would be less than half of a full calendar year. Mr. Schwend also highlighted that while not a frequent occurrence, there have been residences in the Borough that have been listed on popular short-term rental websites. Mr. Keane asked Mr. Schwend how residences would be grandfathered into the updated ordinance. Mr. Schwend stated short-term rentals would only be permitted in the R-3 Residential Zoning District. Mr.

Keane voiced his concern regarding the restriction, inquiring why short-term rentals would not be permitted in the other residential zoning districts. Mr. Keane made a motion with a second by Mr. Corcoran to recommend the approval of the Zoning amendments with the condition that short-term rentals be permitted in all residential zoning districts. Mr. Keane and Mr. Corcoran voted in favor of the motion while Mr. Aloe and Mr. Martin cast opposing votes. With a 2-2 vote, the Planning Commission made no recommendation regarding the initial proposed zoning changes. Next, Mr. Schwend discussed a proposed zoning amendment that would categorize, define, and regulate mini-cell phone towers in Edgeworth Borough. In order to bring greater clarity on the subject matter, Mr. Schwend highlighted mini-cell phone towers that are in use and visible in Sewickley Borough. Mr. Martin inquired as to where the towers would be permitted. Mr. Schwend stated that the towers would be permitted within all zoning districts, but would be required to comply with regulations as presented. Mr. Patrick Connors explained the basic functions of the towers, highlighting their use in expanding data and communication signals for wireless phone carriers as well as their smaller physical footprint when compared to traditional towers. Mr. Aloe voiced his concern regarding the safety of such devices, specifically highlighting the frequency of the signals broadcasted by the towers. Mr. Martin inquired whether the FCC was responsible for regulating the towers. Mr. Schwend stated that he would continue to research the matter and would report his findings as soon as possible. After further discussion, a motion was made by Mr. Martin with a second by Mr. Aloe to recommend approval of the proposed mini-cell phone tower ordinance with the condition that further detail is provided regarding the safety and inspection requirements set forth in the proposal. The motion was unanimously carried by all in attendance.

There being no further business, the meeting on motion duly made was adjourned at 8:10 p.m.

- John F. Schwend, Secretary