

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
August 14, 2024

MEETING was called to order at 7:00 p.m. with Chairperson Keane presiding and the following members of the Commission and officials of the Borough present: Mr. Patrick Keane, Mr. David Martin, Mr. David Aloe, Mrs. Mary Ferris, Mr. Patrick Auth, and Mr. John Schwend, Borough Manager. Chairperson Keane led the reciting of the Pledge of Allegiance.

MINUTES of the Regular Meeting held on June 12, 2024 presented to the Commission. After some discussion, a motion was made by Mr. Aloe with a second from Mr. Martin to approve the June 12, 2024 Regular Meeting Minutes as presented. All present voted in favor of the motion.

The following visitors were present:

Dr. John Lehman – 15 Little Sewickley Creek Road
Mr. Michael Scerbo – 306 Orchard Lane
Mr. Rodney Smith – 538 Backbone Road
Mr. Jim Miller – Sewickley Academy
Mr. David DeNardo – Sewickley Academy
Ms. Julia Pflugrath – Civil & Environmental Consultants, Inc.

NEW BUSINESS:

A. REQUEST FOR SPECIAL EXCEPTION – 15 LITTLE SEWICKLEY CREEK ROAD: Dr. John Lehman stated that he replaced a retaining wall and installed a patio at his property located at 15 Little Sewickley Creek Road. The property is located within the Conservation Overlay District, and requires a Special Exception from the Zoning Hearing Board. Mr. Schwend stated that the Geotechnical Engineer has visited the property and reviewed the geotechnical report submitted by the applicant's engineer, and all geotechnical concerns have been properly addressed. After brief discussion, a motion was made by Mr. Martin with a second from Mr. Aloe to render a positive recommendation for a patio and retaining wall located at 15 Little Sewickley Creek Road in the Conservation Overlay District. All present voted in favor of the motion.

B. PRE-APPLICATION CONFERENCE WITH SEWICKLEY ACADEMY REGARDING FRICK FIELD EXPANSION: Mr. Jim Miller came before the Commission to present plans under consideration for Sewickley Academy's Frick Field, located at the intersection of Rt. 65 and Hazel Lane. Mr. Miller explained that the current field is not full-sized, and the Academy is considering expanding the field southeast into the hillside in order to hold regulation soccer and lacrosse games on the site. A ten-foot retaining wall would be constructed into the hillside in order to expand the field. Additionally, the bus loop would be moved north by a few feet, and the current dumpster pad would be relocated in order to add parking spaces off of Hazel Lane. A traffic study will be completed prior to any formal submission by the Academy. Mr. Miller explained that potential fencing options include a ten-foot fence around the perimeter of the field, with an additional thirty-foot netting along Route 65 to protect motorists and pedestrians. Seating would hold approximately 250 spectators in bleachers, with the potential for additional spectators to sit along the hillside overlooking the field. Mr. Miller also stated that while lighting is not being included with the current plans, the Academy would prefer to install conduit if the addition of stadium lighting is pursued at a future date. Stormwater management considerations include potentially expanding existing storage tanks located under the current field, and the Academy is

working with engineers to ensure all stormwater management criteria are met and in compliance. Mr. Miller noted that there would be minimal impact to surrounding neighbors, as the Academy owns most properties adjacent to Frick Field. He explained that the overall goal of the project is to house soccer and lacrosse games on campus, which would help to enhance school spirit and attendance at sporting events. Also, relocating games to campus would significantly reduce transportation and parking concerns at Nichols Field.

Mrs. Ferris asked whether the Academy has considered extending any proposed field fencing along their property line facing Route 65 for safety. She also asked whether there will be fencing along the retaining wall, if the area could be utilized by spectators. Mr. Miller stated that the Academy has discussed increased security measures and is reviewing all options. Additionally, the proposed retaining wall would have a ten-foot fence placed on top. Mr. Schwend stated that if approved, the fence and wall would require a building permit to comply with all necessary life-safety standards.

Mr. Martin asked whether the Academy could provide an architectural rendering of their proposed plans. Mr. Miller stated that architectural renderings would be provided with a formal land development submission.

Mr. Auth stated that the Academy should consider any potential noise, lighting, and programming concerns that neighbors or community members could have with the proposed plans. Mr. Aloe stated that he had a positive initial reaction to the potential plans. After further discussion, the Commission thanked Mr. Miller for his presentation.

There being no further business, the meeting on motion duly made was adjourned at 7:27 p.m.

-John F. Schwend, Secretary