

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
December 11, 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, Mr. Patrick Auth, Mrs. Mary Ferris and Borough Manager Mrs. Ellen Politi, and Mr. Shawn Wingrove representing the Borough Engineer. Chairperson Keane led the reciting of the Pledge of Allegiance.

MINUTES of the Regular Meeting held on October 9, 2024 presented to the Commission. After some discussion, a motion was made by Mr. Aloe with a second from Mr. Martin to approve the October 9, 2024 Regular Meeting Minutes as presented. All present voted in favor of the motion.

The following visitors were present:

Mr. and Mrs. David Selleck – 12 Woodland Road
Ms. Valerie Fischer – Civil and Environmental Consultants
Ms. Julia Pflugrath – Civil and Environmental Consultants
Mr. Jacob Rodgers –ELA Sport
Mr. Ernie Graham –ELA Sport
Mr. Justin Darazio –KU Resources
Mr. Dave DeNardo –Sewickley Academy
Mr. Jim Miller –Sewickley Academy

NEW BUSINESS:

REQUEST FOR LOT SUBDIVISION – 12 WOODLAND ROAD: Mr. David Selleck stated that he is seeking to divide his 12.5-acre lot located at 12 Woodland Road into three lots. The proposed new lots would be developed and have driveway access from Way Hollow Road. Mr. Auth questioned the 2016 dates on Mr. Selleck’s application paperwork and Mr. Selleck stated that is when he began the subdivision process. Mr. Auth asked for Mr. Selleck to provide updated letters from the water and sewer authorities. Mrs. Politi stated that the Geotechnical Engineer cannot review the application because there are no building plans for the proposed new lots. Mr. Wingrove advised that general building plans are necessary to prove that the lots can be developed in accordance with Borough standards, due to their location in the Conservation Overlay District. Mr. Wingrove also advised that a sewage planning module would be required prior to subdivision to ensure buildability of the proposed lots. After further discussion, a motion was made by Mr. Aloe with a second by Mrs. Ferris to table the request for a lot subdivision at 12 Woodland Road. All present voted in favor of the motion.

PRELIMINARY LAND DEVELOPMENT APPLICATION – 315 ACADEMY AVENUE: Mr. Jim Miller, representing Sewickley Academy, stated that they are seeking to expand Frick Field into the adjacent hillside and up to the school and reroute the bus lanes and parking. Mrs. Politi questioned the addition of 70’ tall lights that were mentioned in the application. Mr. Miller stated that the lights could be a future project but they would like to install conduit and footings in the proposed application. Ms. Ferris voiced a concern about the noise from a proposed PA system and Mr. Miller stated that they would be broadcasting towards Ohio River Boulevard, not towards the residential neighborhood. Mrs. Politi stated that a waiver from Council for the height of a proposed fence had been requested in the application, however any zoning requests would require variances from the Zoning Hearing Board. After further

discussion, a motion was made by Mr. Aloe with a second by Mrs. Ferris to table the land development application for 315 Academy Avenue.

There being no further business, the meeting on motion duly made was adjourned at 7:30 p.m.

-Ellen E. Politi, Borough Secretary