

EDGEWORTH BOROUGH PLANNING COMMISSION  
REGULAR MONTHLY MEETING  
September 14, 2022

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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 August 10, 2022 presented to the Commission. After some discussion, a motion was made by Mr. Aloe with a second from Mr. Auth to approve the August 10, 2022 Regular Meeting Minutes as presented. All present voted in favor of the motion.

The following visitors were present:

Mrs. Gail Murray – 605 Maple Lane, Edgeworth  
Mr. Michael Cevarr – 445 Maple Lane, Edgeworth  
Mr. Kirk Fordham – 445 Maple Lane, Edgeworth  
Ms. Amy Szuba – 317 Meadow Lane, Edgeworth  
Mr. Joseph J. Brooks – 331 Shields Lane, Edgeworth  
Mrs. Kim Gatesman – 11 Way Hollow Road, Edgeworth  
Mrs. Stephanie Butler – 324 Shields Lane, Edgeworth  
Mr. Dennis Zeitler – 516 Irwin Drive  
Mrs. Jennifer Nastasi – 438 Oliver Road, Edgeworth  
Mr. Brian Singer – 506 Beaver Road, Edgeworth  
Mr. Brad Busatto – 520 Woodland Road, Edgeworth  
Mr. Mike Quigley – 304 Chestnut Road, Edgeworth  
Mr. David Hammel – 967 Beaver Street, Sewickley  
Mr. Rodney and Mrs. Kristene Smith – 538 Backbone Road, Sewickley  
Ms. Barbara Carrier – Little Sewickley Creek Watershed Association  
Mr. Jim Miller – Sewickley Academy  
Mr. Win Palmer – Sewickley Academy  
Mr. Joe Galbraith – Gateway Engineers  
Ms. Rachel O’Neill – Reed Smith  
Mr. Jonathan Glance – LGA Architects  
Mr. Bob Goetz – Trans Associates  
Mr. Shawn Wingrove – Lennon Smith Souleret

OLD BUSINESS:

PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATION – SEWICKLEY ACADEMY-624 BEAVER ROAD SPORTS COMPLEX: Mr. Jim Miller came before the Commission to present revised development plans to Nichols Field Sports Complex, located at 624 Beaver Road, and owned by Sewickley Academy (the Academy). Revisions include removing the previously proposed indoor sports facility from the plans, relocating the proposed field house, increasing the riparian buffer located adjacent to Little Sewickley Creek, decreasing the total proposed impervious surface coverage, and increasing proposed parking spaces. Mr. Jonathan Glance of LGA Architects then discussed possible solutions for

the former residence located on the property. He explained that a section of the house is original, however numerous additions and renovations were completed that diminishes the historical value of the house. While the Academy values the public sentiment on preserving history, due to the structural condition of the house they are still considering the best course of action. Mr. Glance then provided an overview of proposed lighting on the site, and stated that the lights would be hooded and designed to reduce glare, spillage and the impact on neighboring property owners. Mr. Aloe noted that proposed plans indicate significant spillage at the property line located on the left of the property, and Mr. Miller stated that clarifications on the plans will be made to accurately reflect proposed spillage. Finally, Mr. Glance explained the benefits of developing the site, included better playing conditions for athletic teams, mitigating parking issues on surrounding streets during sporting events, increasing enrollment at the Academy, and enhancing stormwater management systems on the site.

Mrs. Ferris asked about the National Pollutant Discharge Elimination System (NPDES) permit that has not yet been obtained from the Department of Environmental Protection (DEP). Mr. Joe Galbraith explained that the permit application received initial review, and will be resubmitted in the coming weeks for additional review. Mrs. Ferris also asked what the proposed turf field material is. Mr. Miller stated that the proposed turf will have a gravel base and is specifically designed for use in areas prone to flooding. He explained that the typical rubber pellet turf is not proposed for the area as the Academy wants to ensure that there are no adverse impacts to Little Sewickley Creek. He noted that the riparian buffer between the fields and creek will also help to filter out any sediment that may run off of the site. Mrs. Ferris asked whether any portion of the site will be located in the flood plain if the map revision application is approved by the Federal Emergency Management Agency (FEMA). Mr. Galbraith explained that a small corner in the rear of the property would still be located in the flood plain, however the majority of the site would be regraded. Mr. Shawn Wingrove explained that the Borough Engineer reviewed the proposed plans with the assumption that the area would be removed from the flood plain. If FEMA does not approve the map revision, the applicant would be required to resubmit their plans.

Mr. Aloe asked how many variances the proposed plan would require. Ms. O'Neill stated that a final list of necessary variances sought by the Academy will be compiled prior to the next Planning Commission meeting. Mr. Schwend noted that the proposed plans include 908 spectator seats, however the Academy is only proposing 111 parking spaces. Mr. Bob Goetz, the Borough's Traffic Engineer, stated that parking requirements must be based on peak event populations, and therefore not enough parking spaces are proposed for the capacity of the site. Mr. Aloe asked how the proposed development would impact property values in the surrounding neighborhoods. Mr. Glance stated that the Academy is not changing the property's use, and will increase the aesthetic value of the site. Mr. Aloe expressed concern with increased noise and lighting in the area. Mr. Miller explained that the proposed fields would be used for soccer, baseball, and lacrosse, which typically do not entice large crowds such as football or other sporting events. Athletic games typically would not be scheduled at night, due to transportation arrangements for students. Mr. Miller stated that a sample schedule of sporting events could be created for the Commission's next meeting. Mr. Glance stated that the Academy brings value to the community, and all concerns raised by community members are being considered.

Mr. Keane highlighted that the Academy is not proposing to use lighting for evening games often, and asked whether lighting could be incorporated into future development plans if the Academy determines that they would be necessary for sporting events at a later date. Mr. Miller explained that installing lighting infrastructure at a later date would be very difficult due to the extent of construction, and stated that the Academy would attempt to obtain samples of the proposed lights for the Commission to see. Mr. Glance stated that the lighting is necessary for the proposed development, and he believes the proposed lighting is a use by right. Mr. Martin asked what would happen if the Academy abandons or does not fully complete the project. Mr. Schwend explained that bonds must be secured prior to construction in order to return the site to its current condition if any issues may arise during or after construction.

Mr. Keane then opened the floor for public comment. Mrs. Barbara Carrier expressed concern with water runoff impacting Little Sewickley Creek and its water quality. Mr. Galbraith stated that the proposed plans must comply with all DEP regulations regarding stormwater management and runoff, and meet water quality standards.

Mrs. Stephanie Butler expressed concern with increased noise and the proposed press box included on the plans. Mr. Glance explained that the press box is an elevated platform for filming games, and no changes to the current sound system are proposed. Mr. Cevarr stated that increased capacity on site could lead to increased noise levels. He also expressed concern with parking capacity, and safety to pedestrians during a busy sporting event. Mrs. Amy Szuba agreed with previous sentiment, and highlighted the need for pedestrian safety during after school hours with any increased traffic in the area. Mr. Glance stated that the Academy will be completing a parking study. Mr. Galbraith explained that a traffic study was completed on Beaver Road, and no improvements were recommended. Mr. Goetz stated that the Academy's traffic study was reviewed and no additional requirements were necessary.

Mr. Brian Singer asked about previously approved developments on the property, and whether lighting was proposed. Mr. Schwend explained that previous development applications and conditional uses granted by Borough Council did not include lighting. Mrs. Gail Murray asked whether public recreation should be allowed in a residential zoning district. Mr. Schwend explained that the Zoning Hearing Board will consider any variance requests sought by the applicant.

Mr. Kirk Fordham expressed concern with the removal of mature trees in the area. Mr. Glance stated that proposed landscape designs would be prepared prior to the Commission's next meeting. Mr. Schwend noted that a tree study must be completed. Mr. Fordham also asked whether bleachers are currently used on the site. Mr. Win Palmer, the Academy's Athletic Director, explained that most spectators bring their own seating, and approximately eighty seats are available in bleachers. Mr. Fordham asked how many games would typically be played at the site per year, and expressed concern with the site being used by outside organizations. Mr. Palmer explained that approximately twenty-seven games would be played on the fields, with additional practice times and the potential for play-off competitions. The Academy does not intend to allow outside organizations to use the property. Mr. Miller stated that a sample sporting event schedule will be completed prior to the Commission's next meeting.

Mr. Busatto stated that the proposed development plans will attract students to the Academy, and noted that the fields are not sufficient to grow enrollment. He stated that in recent years, the Academy had maximum enrollment and the fields in their current form were not able to serve the school population. He believes that the proposed plans are an improvement for both the Academy and the community compared to the property's current condition. Mr. Rodney Smith stated that the Academy is continuing to listen to community concerns, and refine their plans as necessary. He stressed the importance of athletics to the overall educational experience, and agreed that school growth is beneficial to the community as a whole.

A motion was made by Mrs. Ferris with a second from Mr. Martin to table the consideration of the preliminary and final land development application for the Sewickley Academy sports complex located at 624 Beaver Road until the October 12<sup>th</sup>, 2022 meeting. All present voted in favor of the motion.

There being no further business, the meeting on motion duly made was adjourned at 8:47 p.m.

-John F. Schwend, Secretary