

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
August 14, 2019

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. Timothy Corcoran, Mr. David Martin, Mr. David Aloe, Mr. Richard McCormack, and Mr. John Schwend, Borough Manager.

MINUTES of the Regular Meeting held on May 8, 2019 were presented to the Commission. After some discussion, a motion was made by Mr. Aloe with a second from Mr. Corcoran to approve the May 8, 2019 Regular Meeting Minutes as presented. All present voted in favor of the motion.

The following visitors were present:

Mr. Patrick Auth	High Eight Sewickley, LLC
Mr. Joseph Peduzzi	Esmark, Inc.
Mr. Steven Victor	Victor Wetzel Associates

NEW BUSINESS:

REVIEW AND RECOMMENDATION FOR A PROPOSED LAND DEVELOPMENT – 25 OHIO RIVER BOULEVARD: Mr. Steven Victor representing the property owner, stated that they are proposing to build a non-alcoholic Taco Bell restaurant on an existing parking lot located at 25 Ohio River Boulevard. The ¾ acre lot is situated between the existing Edgeworth Square Shops and Starbucks. The proposed building is 2,200 square feet, offering both dine-in eating and a drive-through service. Currently, the proposed building plans show three lighted façade signs on the building. The applicant noted that all free-standing and building mounted signs would be applied for under a separate application.

Mr. Victor highlighted necessary traffic and parking changes to the property. The restaurant will have thirty-one parking spaces, and an existing ingress/egress onto Ohio River Boulevard will be moved pending a Highway Occupancy Permit from the Pennsylvania Department of Transportation (PennDOT). The existing direct exit from the property onto Hazel Lane would be eliminated. Instead, customers must turn right out of the restaurant onto the private drive that runs between the property and Edgeworth Commons, or exit directly onto Ohio River Boulevard. Cars entering the property can come from either direction on the private drive, or directly from Ohio River Boulevard.

With respect to lighting, Mr. Victor stated that nine light poles would be placed on the property. Some of the proposed lights exceed Borough Code requirements for brightness, and the property owner is working to have the lighting plan redesigned to comply with the Code. The applicant noted that an extensive landscaping plan had been proposed, consisting of 261 plants, hedges around the perimeter of the property, island plantings, and preserving existing trees located in the area. Finally, Mr. Victor addressed an existing storm water pipe that runs under the property. He assured that the building would not be located on top of the pipe, and an easement for the Borough is addressed on the proposed application.

Mr. Aloe inquired about the condition of the pipe. Mr. Victor stated that it was inspected in 2015 for another proposed land development, but has not been inspected since. Mr. Keane asked whether the drive

through service would be open twenty-four hours. Mr. Victor stated that he was unsure about hours of operation.

Mr. Martin expressed his concern with existing traffic flow in the vicinity, and that the increase in traffic from a new development would make the situation worse. He suggested widening the signaled intersection on Hazel Lane and Ohio River Boulevard to include a third, right-turn-only lane in order to limit traffic back-ups. Mr. Martin stated that it seemed the space was available to create a third lane without giving up parking spaces for the proposed Taco Bell.

Mr. Robert Goetz, the Borough's traffic engineer, stated that he reviewed the traffic study submitted by the applicant. Traffic counts were completed during the summer months, so the study was adjusted to include increased traffic during the school year. Mr. Goetz agreed with the methodology used to determine the impact of a proposed Taco Bell on the existing traffic in the area. In response to Mr. Martin's suggestion, Mr. Goetz stated that a third lane could improve the situation, but not with a significant impact. The applicant's current proposal would generate significantly less traffic compared to the previous two businesses that the applicant had proposed in the past.

Mr. Keane opened the floor for public comment. Mr. Joseph Peduzzi, the property manager for Esmark Inc., expressed his strong objection to the proposed land development. Mr. Peduzzi stated that Esmark is concerned about the increase in traffic, and asked for an updated traffic study to be completed during the school year. Esmark is also concerned about safety with construction vehicles in the vicinity of two healthcare centers. Finally, Esmark maintains two thirds of the private road running between the two properties. Mr. Peduzzi stated that the increased traffic would present an unfair burden on Esmark. Mr. Victor and Mr. Peduzzi discussed the exact distances of maintenance, and were unable to agree on which company would maintain the portion of the road directly behind the proposed Taco Bell.

Mr. Patrick Auth, property manager for High Eight Sewickley LLC, stated that they were not properly notified of the proposed land development by the applicant. Mr. Victor stated that his understanding of the Borough ordinance requires him to notify abutting property owners, and since High Eight Sewickley is separated by a road, they do not require notification. Mr. Schwend stated that in the past, all adjacent property owners for previous applications had been properly notified, and the ordinance required proof of notification, which the applicant did not provide.

Mr. Schwend reviewed fifteen outstanding items on the land development application as identified in the Borough Engineer's review. After further discussion, a motion was made by Mr. Aloe with a second from Mr. McCormack to table the land development application for the proposed Taco Bell until the September 11, 2019 meeting. All present voted in favor of the motion.

REVIEW AND RECOMMENDATION FOR A DRIVE THROUGH CONDITIONAL USE – 25 OHIO

RIVER BOULEVARD: Mr. Schwend stated that the Borough Office had received three concerns with respect to the drive-through service for the proposed Taco Bell. First, the intersection at Hazel Lane and the private road is uncontrolled. Mr. Goetz recommended placing stop signs at both intersections there. Mr. Victor stated that the owner would have no issue with the recommendation. Second, cars turning left out of the property's exit onto Ohio River Boulevard would be turning into a left-turn-only lane for a traffic signal, instead of a proper middle turning lane, and the suggestion was made to not allow left turns out of that exit.

Mr. Goetz stated that No Left Turn signs are typically disobeyed and difficult to enforce. He also stated that the sight distance in both directions on Ohio River Boulevard was more than sufficient to allow left turns. Additionally, the proposed exit is already under review by PennDOT. Mr. Corcoran asked whether other businesses with exits onto Ohio River Boulevard allow for left turns. Mr. Schwend stated that they

do. Finally, Mr. Schwend stated that residents had expressed concern regarding signs lit for twenty-four hours located next to residential neighborhoods. Mr. Victor was amenable to a time period with no lighted signs.

Mr. Corcoran made a motion to recommend to Borough Council that the proposed Taco Bell receive a conditional use to operate a drive-through with two stop signs placed at the intersection of the private road and Hazel Lane. The motion failed with three dissenting votes.

After further discussion, the Commission developed three conditions regarding the conditional use: two stop signs will be added at the intersections of Hazel Lane and the private drive, a No Left Turn sign be added to the Highway Occupancy Permit application for the exit onto Ohio River Boulevard, and that no signs are lit between the hours of 12:00 am and 6:00 am.

Mr. Aloe made a motion to recommend to Borough Council that the proposed Taco Bell receive a conditional use to operate a drive-through with the three conditions listed above. Mr. McCormack seconded the motion. Three members voted in favor of recommendation.

There being no further business, the meeting on motion duly made was adjourned at 8:11 p.m.
-John F. Schwend, Secretary