

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
June 10, 2020

MEETING was called to order at 7:00 p.m. with Vice-Chairman Timothy Corcoran presiding and the following members of the Commission and officials of the Borough present: Mr. Timothy Corcoran, Mr. David Aloe, Mr. David Martin, Mrs. Mary Ferris, and Mr. John Schwend, Borough Manager. Mr. Patrick Keane participated in the meeting via Zoom.

ACTION CONCERNING APPOINTMENT OF CHAIRPERSON AND VICE-CHAIRPERSON OF THE EDGEWORTH PLANNING COMMISSION: Mr. Schwend stated that the Commission must appoint a Chairperson and Vice-Chairperson at the first meeting held each year. A motion was made by Mr. Corcoran with a second from Mr. Aloe to appoint Mr. Keane as chairperson. The motion passed with four members voting in favor, while Mr. Keane abstained. Mr. Keane thanked the Commission for the appointment. Next, a motion was made by Mr. Aloe with a second from Mrs. Ferris to appoint Mr. Corcoran as Vice-Chairperson. All present voted in favor of the motion. Mr. Keane and Mr. Corcoran thanked the Commission for the appointments.

MINUTES of the Regular Meeting held on October 9, 2019 were 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, 2019 Regular Meeting Minutes as presented. All present voted in favor of the motion.

The following visitors were present:

Mr. James Brethauer	Gateway Engineers
Mr. Steven Regan	Frost, Brown, and Todd

NEW BUSINESS:

ACTION CONCERNING AFFIRMATION OF DATES AND TIMES FOR 2020 PLANNING COMMISSION MEETINGS: Mr. Schwend stated that Planning Commission meetings are held on the second Wednesday of each month at 7:00 pm. He explained that the dates and times were advertised in the paper of record in January, however the Commission must ratify the list. After brief discussion, a motion was made by Mr. Martin with a second from Mr. Keane to affirm the dates and times for the 2020 Planning Commission meetings.

REVIEW AND RECOMMENDATION FOR A PROPOSED LOT CONSOLIDATION AND SUBDIVISION – 301 OHIO RIVER BOULEVARD: Mr. Steven Regan, representing the property owner, stated that the application before the Commission would redraw two existing lots located at 301 Ohio River Boulevard. The existing lot line is drawn through the middle of the office building located on the property, and the proposed subdivision would eliminate the existing line and establish two parcels with frontage on Ohio River Boulevard. Mr. Regan stated that the current owner wishes to sell the property, and the purpose of the application is to make the property marketable to potential buyers and developers. Mr. James Brethauer, also representing the property owner, stated that the proposed subdivision meets the minimum lot size and impervious surface requirements for both parcels.

Mr. Martin asked if setback requirements were indicated on the site plan, and Mr. Schwend stated that they were, and complied with zoning ordinances for the C-2 district. Mrs. Ferris asked whether the

applicant would be required to decrease impervious surface coverage on either lot in order to meet requirements. Mr. Schwend stated that the property is well under the maximum limit for impervious surface coverage previously, and that both parcels will conform once the subdivision is complete. Mr. Aloe asked if eliminating parking spaces currently located in Lot 2 would impact parking requirements for Lot 1. Mr. Brethauer stated that available parking well exceeds Borough requirements on Lot 1, and that a parking count is indicated on the plans. Mr. Regan stated that nine parking spaces would be removed on Lot 2, and that the only impervious surface on Lot 2 will be the paved driveway. After further discussion, a motion was made by Mr. Martin with a second from Mr. Keane to recommend Borough Council approve the proposed subdivision application for 301 Ohio River Boulevard. All present voted in favor of the motion.

There being no further business, the meeting on motion duly made was adjourned at 7:20 p.m.

-John F. Schwend, Secretary