

**BOROUGH OF SEWICKLEY  
PLANNING COMMISSION MEETING MINUTES**

***Wednesday, March 4 2020***

The meeting was called to order by chairman St. Germain who led the assembled in the pledge of allegiance.

Members in attendance: Mr. Ed Green, Mr. Jeff Tyson, Mr. Nathan St. Germain, Mr. Tom Rostek, Ms. Christine Allen. Also, in attendance was Mr. McCray from Harshman CE Group, LLC.

Ms. Shea Murtaugh was not in attendance

**APPROVAL OF THE MINUTES**

The minutes for the February 5<sup>th</sup> meeting were reviewed. Mr. Jeff Tyson made a motion to approve the minutes. The motion was seconded by Mr. Rostek. The motion passed 2-0-3 with Mr. Tyson and Rostek voting in the affirmative.

**NEW BUSINESS**

**Interview and recommendation of New Members**

Mr. Thomas Wingers of Thorn St. was interviewed as a potential new member of the commission. Mr. Wingers reviewed his qualifications with the commission. He reviewed his experience as a materials engineer in the steel industry as well as a master's degree. He also reviewed his experience in real estate development.

Mr. Doug Upton of Maple Ln. was then interviewed as a potential new member of the commission. Mr. Upton reviewed his qualifications of military service in the Seattle area and experience in project management.

Mr. Ed Green made a motion to recommend Mr. Thomas Wingers to borough council as a new member of the planning commission. Mr. Rostek seconded the motion. The motion passed 4-1 with Mr. St. Germain voting against.

Mr. St Germain made a motion to recommend Mr. Doug Upton to borough council as a new member of the planning commission. Ms. Christine Allen seconded the motion. The motion failed on a vote of 2-3 with Mr. St. Germain and Ms. Allen voting in the affirmative.

The recommendation of Mr. Wingers will be sent to borough council for consideration.

**Review of Land Development at 517 Locust Pl**

Zoning officer, Mr. Randy McCray presented preliminary plans for the development of townhouse units at 517 Locust Pl. The preliminary plans were presented to the commission by Mr. David Saint-Jacques.

The land use was considered a permitted use in the C1 zoning district as a village townhouse.

The application was classified as a C1 Development under SALDO. Mr. McCray and Mr. Saint-Jacques were requested to evaluate the application under this standard.

### **Review of Accessory Dwelling Zoning Ordinance**

The land development at 922-924 Beaver St was reviewed by the planning commission as an example of an accessory dwelling development. The discussion was taken up for future consideration of similar land development to determine if it is appropriate for the community and if adjustments to the zoning ordinance should be considered.

It was accepted that the structure under construction meets the current requirements for an accessory dwelling even though it is in question that the developer plans to use it as such. A photo of the structure from the neighboring property was reviewed. The photo shows a structure within 5 feet of the rear property line and a height of approximately 22 feet.

The commission arrived at three possible changes that could be made to the zoning ordinance to reduce the impact of future accessory dwellings on neighboring properties. They are:

- Reducing the maximum height of an accessory dwelling from 24 feet to 20 feet.
- Additional rear yard consideration – Allow accessory dwelling structures of 18ft in height and allow an additional foot of height for each additional 2 feet of rear yard setback. This would allow the maximum 24ft structure only with an additional 12ft setback
- Reduce the maximum structure size.

### **ADJOURNMENT**

Mr. Green made the motion to adjourn which was seconded by Mr. Tyson. The motion passed 5-0.

The meeting adjourned at 8:53 p.m.

Respectfully Submitted,

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Tom Rostek  
Council Member