

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

August 16, 2017

AGENDA

Ed Diel, Chairman  
Dennis Biondo, Jr., Vice Chairman  
Daren Morgante, Secretary  
Kimberly Krivda  
Georgiana Woodhall  
Anthony Pokusa  
Domenic L. Russo, Jr.

Paul R. Hugus, Director of Building, Engineering & Community Development  
Paul Whealdon, Community Planner / Zoning Officer  
Sharon McIndoe, Recording Secretary

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL

APPROVAL OF MINUTES:

Regular Meeting of July 19, 2017

**A. OLD BUSINESS**

1.

16-04-ST  
Hashim Raza

Applicant is requesting Site Plan approval to construct a 5,096 square foot building for retail shops and associated site amenities. The property is located at 2646 Pitcairn Road in the C-2, Business Commercial Zoning District.

**The Applicant has requested tabling and waives all time limits.**

2.

17-1-ST  
The Imamia Organization of Pittsburgh

Applicant is requesting Site Plan approval to construct 8,094 sq. ft. church and associated site amenities. The property is located at 351 Old Haymaker Road in the M-1, Planned Industrial & R-2, Single Family Residential Zoning District. The application is a modification to previously approved site plan application 14-8-ST, and conditional use application 14-5-C.

**The Applicant has requested tabling and waives all time limits.**

**Continued on other side**

3.

17-3-ST

Zokaites Properties, LP  
Penn Monroe Shops

Applicant is requesting Site Plan Approval to construct a 29,430 square foot retail plaza, 7,120 square foot restaurant and associated site amenities. The property is located at 3985 William Penn Highway in the C-2 Business Commercial Zoning District.

4. 17-1-C  
Zokaites Properties, LP  
Penn Monroe Shops

Applicant is requesting Conditional Use approval, pursuant to Section 401.8 of the Monroeville Zoning Ordinance, NO 1443, as amended, to permit a cut and fill operation totaling approximately 152,000 cubic yards of earth. The property is located at 3985 William Penn Highway in the C-2, Business Commercial Zoning District.

**B. NEW BUSINESS**

1. 17-9-ST  
A & L Motors

Applicant is requesting Site Plan Approval to construct multiple building additions and expand vehicle storage areas and associated site amenities. The property is located at 3780 William Penn Highway in the C-2 Business Commercial Zoning District.

2. 17-8-SUB  
A & L Motors

Applicant is requesting Preliminary and Final Subdivision approval of tax parcels 639-D-95, 639-D-99, 638-S-12, 638-S-18 and 638-S-376 to create one parcel labelled "Lot 1" with a total lot acreage of 8.008 acres. The properties are located at 3780 William Penn Highway and property that has frontage along Monroeville Boulevard in the C-2, Business Commercial Zoning District.

3. 17-10-ST  
The Healing Center

Applicant is requesting Site Plan Approval to construct a 7,022 square foot retail building and associated site amenities. The Applicant also submitted the "Exterior Wall Surface Alternative Request" application for the installation of split-faced block on portions of the exterior of the proposed building. The property is located at 130 Mall Circle Drive in the C-2 Business Commercial Zoning District.