

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

September 20, 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 August 16, 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.

The Applicant has requested tabling and waives all time limits.

- 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, N0 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.

The Applicant has requested tabling and waives all time limits.

B. NEW BUSINESS

- 1. 17-8-SUB(R)
A & L Motors

Applicant is requesting Preliminary and Final Subdivision approval to consolidate tax parcels 638-S-12, 638-S-18, 639-D-95 and 639-D-99 into one lot. The proposed lot has a total acreage of 4.354 acres. The properties being consolidated have frontage along Monroeville Boulevard in the C-2, Business Commercial Zoning District.

- 2. 17-9-SUB
Nicola Toto

Applicant is requesting Preliminary and Final Subdivision approval of tax parcel 859-J-87 into two lots. Proposed Lot One has a total lot acreage of 1.49 acres and the Remainder of the parent parcel has a total acreage of 8.21 acres. The address of the parent parcel is 2175 Grandview Avenue in the R-2, One Family Residential Zoning District.

- 3. 17-3-C
Giant Eagle, Inc. (GetGo)

Applicant is requesting Conditional Use approval, pursuant to Section 401.14 of the Monroeville Zoning Ordinance, N0. 1443, as amended, to permit construction of a gas station. The property is located at the intersection of Old William Penn Highway and Old Haymaker Roads in the M-1 Planned Industrial Zoning District and also known as tax parcel 855-P-81.

Continued on other side

4. 17-11-ST
Giant Eagle, Inc. (GetGo)

Applicant is requesting Site Plan Approval to construct a 5,280 square foot gas station and associated site amenities. The property is located at the intersection of Old William Penn Highway and Old Haymaker Roads in the M-1 Planned Industrial Zoning District and also known as tax parcel 855-P-81.

C. PROPOSED ORDINANCE

1. Proposed Zoning Ordinance Amendment
to Table 201 of Ordinance No. 1443.

An ordinance of the Municipality of Monroeville amending Table 201 of Ordinance 1443 to eliminate Oil & Gas Wells as a Conditional Use from every zoning district in the Municipality of Monroeville except the M-2 Industrial Zoning District.

ADJOURNMENT