

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

FEBRUARY 15, 2017

MINUTES

The meeting was called to order at 7:30 by Chairman Ed Diel.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Ed Diel, Dennis Biondo, Kimberly Krivda, Georgiana Woodhall, Anthony Pokusa, Domenic Russo and Jason Straley. Mr. Morgante was absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the minutes of the Regular Meeting of January 18, 2017, a motion was duly made by Mr. Russo to approve them, as submitted and Mr. Pokusa seconded it. Upon a roll call vote, the motion carried unanimously.

OLD BUSINESS

16-4-ST

HASHIM RAZA

The applicant is requesting site plan approval to construct a 4,704 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 waived all time limits.

There being no discussion, Mr. Biondo duly made a motion to accept the tabling and Mr. Russo seconded it. Upon a roll call vote, the motion carried unanimously.

16-5-ST

VASA ENTERPRISES

The applicant is requesting site plan approval to construct a 15,000 square foot building for retail shops, rental hall and associated site amenities. The property is located at 4678 Old William Penn Highway in the C-2, Business/Commercial Zoning District.

The applicant requested tabling and waived all time limits.

Whereupon, Mr. Pokusa duly made a motion to accept the tabling and Mr. Biondo seconded it. Upon a roll call vote, the motion carried unanimously.

16-6-ST

DAY AUTOMOTIVE GROUP

The applicant is requesting site plan approval to construct an 820 square foot addition to the existing building for office and associated site amenities. The property is located at 1717 Golden Mile Highway in the C-2, Business/Commercial Zoning District.

The applicant requested tabling and waived all time limits.

16-3-SUB

DAY AUTOMOTIVE GROUP

The applicant requested final subdivision approval for the consolidation of Parcels 1243-E-83, 1243-E-131 and 1243-E-138 to create Parcel A totaling 1.15 acres. The property is located at 1717 Golden Mile Highway in the C-2, Business/Commercial Zoning District.

The applicant requested tabling and waived all time limits.

Whereupon, Mr. Russo duly made a motion to accept the tabling of Application Nos. 16-6-ST and 16-3-SUB. Ms. Krivda seconded it. Upon a roll call vote, the motion carried unanimously.

17-1-ST

THE IMAMIA ORGANIZATION OF PITTSBURGH

The applicant requested site plan approval to construct an 8,094 square foot church and associated site amenities. The property is located at 351 Old Haymaker Road in the M-1, Planned Industrial and R-2, Single-Family Residential. The application is a modification to previously approved Site Plan Application 14-8-ST and Conditional Use Application 14-5-C.

Whereupon, Mr. Biondo duly made a motion to accept the tabling of Application No. 17-7-ST and Mr. Russo seconded it. Upon a roll call vote, the motion carried unanimously.

17-1-SUB

KEITH J. BALASCHAK/ESTATE OF LEONARD A. O'CONNELL

The applicant is requesting final subdivision approval for a lot line revision of Parcels 859-D-231 and 859-D-310. The properties are located at 2309 Haymaker Road and 1004 Harvard Road in the R-2, Single-Family Residential Zoning District.

Mr. Tom Zeglin, Consulting Engineer, came forward representing the applicant. He briefly described the location of the site. He explained this is to transfer property in the back yard from the O'Connell Property that fronts on Harvard Road. He further explained how the applicant had

maintained this property for a number of years and there is a steep slope between them. He stated the late Mr. O'Connell left the property to him if he was willing to accept it and subdivide it.

Mr. Zeglin then explained how the property line would be moved on the plan.

Mr. Straley added there were minor comments submitted by the municipality and the consulting engineer from the county that have been addressed. He reported the property is zoned R-2 and the proposed subdivision meets the required lot and set back requirements.

There being no discussion, Mr. Biondo duly made a motion to approve Application No. 17-1-SUB and Mrs. Woodhall seconded it. Upon a roll call vote, the motion carried unanimously.

NEW BUSINESS

17-3-ST

ZOKAITES PROPERTIES, LP

The applicant is requesting site plan approval to construct a 29,430 square foot retail plaza, 7,165 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 requested tabling.

Whereupon, Mr. Biondo duly made a motion to accept the tabling and Mrs. Woodhall seconded it. Upon a roll call vote, the motion carried unanimously.

ADJOURNMENT

Mr. Diel sent his best wishes to Mr. Straley and thanked him for all his help.

There being no further business to come before the planning commission, at this time, Mr. Pokusa duly made a motion to adjourn the meeting at 7:37 p.m. and Mr. Biondo seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Ed Diel,
Chairman

ED/sam