

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

APRIL 19, 2017

MINUTES

The meeting was called to order at 7:30 p.m. 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, Daren Morgante, Kimberly Krivda, Georgiana Woodhall, Anthony Pokusa, Dominic Russo, Paul Hugus and Paul Whealdon. Mr. Biondo was absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of March 15, 2017, a motion was duly made by Mr. Morgante to approve them, as submitted, and Mr. Russo seconded it. Upon a voice vote, the motion carried unanimously.

OLD BUSINESS

16-04-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 requested tabling and waived all time limits.

Whereupon, Mr. Pokusa duly made a motion to accept the tabling and Mr. Morgante seconded it. Upon a voice 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.

Mr. Ray Gusty from Fahringer, McCarty, Grey came forward along with the owner/applicant Dr. Ravi Balu. Mr. Gusty briefly explained the property location. He stated they are proposing a two-level building with the lower level being retail and storage and the upper level would be a rental hall. He reported they are showing 30 parking spaces for the lower level retail space based on one parking space per 200 square feet which complies with the ordinance allowing 6,000 square feet of retail. He explained they are showing 30 parking spaces for the rental hall on the upper level based on one parking space per three seats as recommended by the traffic engineer which allows them a maximum of 90 seats. He pointed out they are showing a landscaped buffer along the left side of the property to help screen and buffer along the residential lots. He briefly explained the building elevations and he pointed out the upper and lower levels. He also explained the rear elevation showing Vasa Hall and the main entrance and the two side elevations.

Mr. Hugus inquired about the exterior wall surface and Mr. Gusty answered it is siding and brick. Mr. Hugus was concerned about the seating in the banquet area and the number of occupants allowed based on the number of parking spaces. He questioned how it would be policed to maintain that there are only 90 occupants, maximum in the banquet hall. Mr. Gusty answered the owner would have to stipulate the maximum capacity of 90 when advertising for the hall. Mr. Hugus pointed out the 90 capacity would include the employees, catering and entertainment as well as visitors. He also pointed out there are minor storm water issues that need to be clarified before the council meeting. Mr. Gusty felt those minor comments can be addressed before the council meeting.

Mr. Darren Myer from Herber, Roland and Grubic representing the municipality reported the parking study submitted by Trans Associates was reviewed and they made suggestions of a three-to-one ratio. He mentioned there is the issue of shared parking if the retail would be closed while the hall is being used. He explained they recommended the maximum occupancy of 90 because they cannot ensure the shared parking. Mr. Morgante questioned whether the plans submitted were up to par and Mr. Myer answered affirmatively.

Mr. Don Allen, President of the Glenwood Condominium Association came forward to express his concern for any overflow parking and that it does not lead into the residential streets. He questioned the number of parking spaces. Mr. Gusty answered there are 30 for the rental hall based on one parking space for three seats which allows for a maximum of 90 seats. Mr. Allen clarified there are 30 parking spaces for the rental hall and 30 for the retail hall which is 60 parking spaces. Mr. Hugus pointed out the plan shows 65 parking spaces. Mr. Gusty indicated they have to show a space for the mezzanine and two spaces for the storage which totals 65 parking spaces. Mr. Allen again stated their only concern is the overflow of parking does not lead into the residential areas.

Mr. David Del Greco, counsel from Goldman, Kamin and Garvin, came forward on behalf of the property owner at 4680 Old William Penn Highway. He reported they do not have a position but wanted it on record that they were present and observing.

Mr. Morgante inquired whether the applicant is willing to agree to the condition of approval to limit the occupancy to the maximum of 90 and Mr. Gusty answered affirmatively. Mr. Russo pointed out that included staff and Mr. Gusty concurred.

Ms. Krivda questioned whether there are adequate handicapped spaces and Mr. Gusty answered affirmatively. He explained there are two on the upper level for the rental hall and two on the lower level for the retail.

Mrs. Woodhall inquired whether the storage areas are for the retail and Mr. Ravi Balu answered it is for both the retail and the rental hall. He stated there are two different storage levels and he explained them. Mrs. Woodhall questioned whether there would be security cameras outside the building and Mr. Balu answered they would have security cameras once the building is complete.

There being no further discussion, Mr. Morgante duly made a motion to recommend approval of Application No. 16-5-ST with the conditions of the occupancy limited to 90 and Mr. Russo seconded it. Upon a roll call vote, the motion carried unanimously with six affirmative votes.

17-1-ST

THE IMAMIA ORGANIZATION OF PITTSBURGH

The applicant is requesting 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 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 requesting tabling and waived all time limits.

There being no further discussion, Mr. Morgante duly made a motion to accept the tabling and Mr. Russo seconded it. Upon a voice vote, the motion carried unanimously.

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 and waived all time limits.

Whereupon, Mr. Russo duly made a motion to approve the tabling and Mr. Morgante seconded it. Upon a voice vote, the motion carried unanimously.

17-1-Z

JAMES A. RUTTER

The applicant is requesting rezoning of properties totaling 41.852 acres from S, Conservancy to C-2, Business/Commercial. The parcels are located at 4917 Old William Penn Highway known as Allegheny County Lot and Block Nos. 1244-F-365 and 1244-C-287 and are owned by James A. and Janet Rutter.

The applicant requested tabling and waived all time limits.

There being no further discussion, Mr. Russo duly made a motion to approve the tabling and Mr. Morgante seconded it. Upon a voice vote, the motion carried unanimously.

Mr. Hugh Cook, a conservancy neighbor, came forward to inquire whether the tabling with the waiver of time limits allows the applicant to continue to operate until the investigation of his zoning compliances are met. Mr. Diel indicated that he can continue to operate. Mr. Cook inquired whether the applicant can continue to table it indefinitely so he can continue to operate. Mr. Hugus reported there is no maximum number of tabling requests but the board typically does not allow it to continue. He stated the applicant indicated he would attend the next meeting on May 17, 2017.

ADJOURNMENT

There being no further business to come before the planning commission, at this time, Mr. Russo duly made a motion to adjourn the meeting at 7:50 p.m. and Mr. Morgante seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Ed Diel  
Chairman

ED/sam