

Pledge of Allegiance

Present:

Present at the meeting: Chris Kerns, Jayne Hoy (by phone), Bob Mitall, Ed Patrick, James Olszewski, and Anthony Livecchi. Also in attendance were Chief Administrator Jim Morrison and Council Liaison Carl Stepanovich.

Absent: Ryan Lemke

New Business:

- 1. Applicant has requested a continuance - SP-1-21, the Kish Windows & Doors Warehouse, an application to develop two existing tracts located at 6337 and 6339 Old William Penn Highway, currently identified as Westmoreland County Tax Parcels 49-16-00-0-068 and 49-16-00-0-069, and according to the Westmoreland County Tax Mapping website are currently listed under the ownership of “John Carl Cappa ETAL Trust”**
- 2. SP-2-21, the Rivardo Site Plan, an application to convert the current building located on the property to an office. The tract is located at 6428 William Penn Highway and is currently identified as Westmoreland County Tax Parcels 49-21-07-0-049, and according to the Westmoreland County Tax Mapping website is currently listed under the ownership of “First Commonwealth Bank.”**

Richard Territ of Territ Surveying and Design, representing the project, stated that the property is located on the North West Corner of Route 22 and Buena Vista Drive, it is a one story building that is going to be converted into a dentist office; it’s got plenty of parking (7 parking spaces); a dumpster was added to the location; some landscaping was added to the property. The landscaping is mainly on the front and side of the building, and a tree was added to the back of the building. Mr. Territ stated that the property had been abandoned for a while so a lot of the landscaping had to be replaced. A fence and utility pipeline borders a residence on the northern side of the property; however, Mr. Territ states that the residential house is pretty far away from this building as the original land has been there for 50 to 60 years. Mr. Mitall asked Mr. Territ if all the landscaping is proposed. Mr. Territ answered, yes, it is all proposed. Mr. Morrison advised the board that this property was recently rezoned at the end of 2020. There was some dispute as to the zoning there. It is currently zoned B and is in the process of being purchased by the applicant. Mr. Mitall asked Mr. Morrison if there are any issues with the ordinances. Mr. Morrison replied no issues. There were two comments; one was the name and address of the owner has to be shown on the plan and that the abutting property owners need to be shown. Mr. Patrick asked if this has a historical plaque or anything like that. Mr. Morrison answered not yet but he’s had offers for the sign (laugh). Mr. Patrick moved to recommend approval on this matter subject to the conditions stated. Ms. Hoy seconded. All voted aye. Motion Approved.

3. Discussion Concerning Future Meeting Dates

Mr. Mitall asked Mr. Morrison if the first Tuesday is a bad day for the administration. Mr. Morrison replied that the first and third Wednesday are council meetings and he tries to get all the agenda and material in by the Friday before the council meetings. Sometimes, if both agendas are loaded up, then it tends to get backed up, so Mr. Morrison recommended alternating the weeks, meaning dropping the planning commission meetings to either the second or fourth Tuesday of the month. Mr. Kerns made a motion to change the Planning Commission Meetings to the second Tuesday of every month for the calendar year 2021. Mr. Stepanovich asked a question to Mr. Morrison about the Foundation meeting only once a month on a Tuesday. Mr. Morrison answered that the Foundation meets on a Monday at 6:00 P.M. Mr. Stepanovich stated that right after the foundation meeting, the Parks and Rec has its committee meeting. Mr. Morrison advised that the Foundation meeting would be the third Tuesday of the month. Mr. Stepanovich stated that the second and fourth Tuesday would be no conflict with him for the Planning Commission Meetings. Mr. Patrick seconded the motion. All voted aye. Motion Approved.

Mr. Mitall asked Mr. Morrison if there was anything that he wanted to discuss. Mr. Morrison stated that there are things starting to line up for the March agenda, and further stated that there will be a site plan down on Old William Penn Highway (Mike Dailey's place) and there will also be a site plan coming in for a couple of offices in the nail salon and there will be an advisory for Cherry Drive, 40 lots, 2 phases.

Approval of Minutes: Ms. Hoy moved to approve the January 19, 2021 minutes; Mr. Patrick seconded. All voted aye. Motion approved.

Mr. Mitall mentioned about bringing back sub-committers such as landscaping, etc. Mr. Morrison said that he would look for the files.

Public Comment: None.

Other Business: None.

Adjournment:

Mr. Patrick: Moved to adjourn at 7:12 p.m.

Ms. Hoy: Seconded

Motion Approved: 6-0