

Pledge of Allegiance

Present: Ryan Lemke, Bob Mitall, Jayne Hoy, Ed Patrick, James Olszewski, and Community Development Director Jim Morrison.

Absent: Council Liaison Carl Stepanovich, Chris Kerns, Anthony Livecchi

Approval of Minutes: Mr. Olszewski made a motion to approve the July 11, 2023, meeting minutes. Mr. Patrick seconded. All voted aye. Motion Passes.

Public Comment: None

New Business:

A request by Choice Properties, 5690 William Penn Highway, B Business zoning for an advisory meeting concerning a proposed addition to an existing building.

Edward Patton from Patton Engineering is the representative speaking on behalf of the applicant. Mr. Patton stated that the owners of the property submitted a request for purchasing a license for the sale of alcohol. They would like to put an addition to their existing gas station. The licensing arm of the liquor control board requires it to be a stand-alone structure, 2500 square feet, and it has particular specifications with regard to the interior entrance with one bathroom and one office.

A slideshow plan was presented which shows the aerial view of where the current choice/Sunoco property is located. Mr. Patton pointed out where the owners would like to put the new stand-alone structure, which would be to the left of the existing building. Mr. Patton stated that there is an existing pond that does collect stormwater drainage from this site and there are catch basins in this pavement that direct all the stormwater back to the pond. Mr. Patton next presented the site plan slide and it shows some additional parking along the side and a proposed buried stormwater pipe to collect the stormwater off the roof.

Mr. Mitall asked how many parking spaces are there currently? Mr. Patton answered 16 and that's not counting cars that park at the pumps and run in for drinks or snacks or cigarettes after they pump their gas. Mr. Morrison stated that Murrysville ordinance states 1 parking spot for every 250 square feet. Mr. Patton stated that they tried to address that by adding 4 to 5 compact car parking spaces.

Mr. Mitall asked where will the beer truck park when it's delivering? Mr. Patton said it will be the same as when the store gets deliveries. The truck will pull along the far left side and unload to the front of the store. Mr. Mitall advised Mr. Patton that he may want to show that on the new submittal of how and where the beer truck will make it's deliveries.

Ms. Hoy asked what will the building look like? Mr. Patton said it will be a majority glass front with brick so it's going to be a higher quality building than the choice/Sunoco building. Mr. Mitall suggested to submit architectural elevation drawings in the full submittal.

Mr. Patrick asked about signage or advertisement. Mr. Patton said no new signage at this time. Mr. Patton said hopefully word of mouth will get the word out that there is beer available at the location.

Mr. Morrison asked what the operating hours will be. Mr. Patton advised that he didn't know but he will find out.

Other Business: None

Adjournment: Ms. Hoy moved to adjourn at 7:30 p.m. Mr. Patrick seconded. All members voted aye. Motion Approved.