

Pledge of Allegiance

Present: Council Liaison Carl Stepanovich, Bob Mitall, Ed Patrick, Chris Kern, Anthony Livecchi, and Community Development Director Jim Morrison.

Absent: Jayne Hoy, Ryan Lemke, Jim Olszewski

Approval of Minutes: Mr. Patrick made a motion to approve the September 12, 2023, meeting minutes. Mr. Livecchi seconded. All voted aye. Motion Passes.

New Business:

PUBLIC HEARING

A Public Hearing for CU-1-23, LVF Property Development, LLC, Tax Parcel 49-14-01-0-215, 4425 Old William Penn Highway, Mixed Use Zoning, for a proposed retail use.

The Public hearing began at 7:00 p.m. Mr. Mitall instructed everyone on the procedure of the hearing. A stenographer was present to record the meeting. Mr. Mitall swore in the witnesses.

Jim Fox, Jr. of 4113 Castalina Court Murrysville, PA is speaking on behalf of this project. Mr. Fox brought his contractor, Matt Walton of 121 Cameron Drive, Irwin, PA.

Mr. Fox stated that they plan on fixing the outside of the building, putting a new façade on the front with stone, stucco and painting it. Mr. Fox said that Pittsburgh Flooring Company would like to rent it and lease it out as a flooring store with a little showroom and storage.

Mr. Fox stated that he owns the building next door so there will be shared parking.

The site plan was presented. Mr. Fox stated they have 43 parking spaces for both properties. Mr. Patrick asked what the hours of operation would be. Mr. Fox advised they would be closed by 4:00 p.m.

Mr. Morrison advised that this would have been handled administratively but since it's a change of use in the MU district, it requires a conditional use review.

Mr. Kerns made a motion to recommend approval to council. Mr. Patrick seconded. All voted aye. Motion passes.

Mr. Patrick made a motion to close the public hearing. Mr. Kerns seconded. All voted aye. The public hearing was concluded at 7:10 p.m.

Consider a recommendation for approval of SP-3-23, Choice Properties, 5690 William Penn Highway, B Business zoning for an addition an existing building at 5690 William Penn Highway, Tax Parcel 49-15-00-0-187, B Business zoning.

Ed Patton of Patton Engineering is the representative speaking on behalf of the applicant.

Mr. Patton advised that they received comments back from the Municipality and they've been addressing those comments, and they feel they can address the remaining comments of stormwater, landscaping, and general zoning comments before the November meeting.

Mr. Patton stated that the beer distributor store will be named Your Daily Brew and it will operate 9:00 a.m. to 9:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday.

The turning plan was presented. Mr. Patton stated that they developed a turning movement, but it parks the service vehicle in front of a few of the parking spaces, so he asked the municipality if they could limit deliveries from 6:00 a.m. to 7:00 a.m. then it would not interfere with the parking since they won't open until 9:00 a.m. Mr. Patton advised that they would put signage up.

The elevation plans were next presented. Mr. Patton stated the facade will be the same color and size brick matching the Sunoco station, with glazing on the front and left and masonry block on the rear. Mr. Mitall suggested they'd have to request a waiver for the glazing on the rear because the ordinance specifies 60% glazing on all sides. Mr. Patton said they will request a waiver.

Mr. Mitall stated they will table this matter until the November 14th meeting.

Consider a recommendation for approval of SP-2-23, Eat 'N Park, an addition and various improvements to the existing structure, 4584 William Penn Highway, B Business zoning.

Jesse Stock is the representative speaking on behalf of the applicant.

Mr. Morrison stated that this was not sent out for third party review.

Mr. Stock stated that there will be a pick-up window addition and they will also be making their restrooms ADA compliant, and they will be adding the salad bar back. They will be updating both the outside and inside. The outside there will be all new facade with Nichia Panels and all new landscaping and all new windows and glazing. A stop sign is to be added at the intersection of the drive thru and the existing road.

Mr. Patrick made a motion to recommend approval to council. Mr. Kerns seconded. All voted aye. Motion approved.

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