

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

APRIL 20, 2022

MINUTES

The meeting was called to order by Chairman Anthony Pokusa at 7:30 p.m.

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: Anthony Pokusa, Kimberly Krivda, Bruce Walker, Paula Montgomery, Heidi Lawrence, Ronald Massung and Paul Whealdon.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of February 16, 2022, a motion was duly made by Ms. Montgomery to approve them, as submitted, and Mr. Walker seconded it. Upon a voice vote, the motion carried unanimously.

NEW BUSINESS

20-4-ST (R)

KDP ROOSEVELT 369, LLC

The applicant is requesting site plan approval to construct a 2,722 square foot restaurant and associated site amenities. The property is located at 204 Duff Road and known as Tax Parcel No. 743-G-066 in the C-2, Business/Commercial Zoning District. The application is a revision to Application No. 20-4-ST, Penn Monroe Shops.

21-4-SUB(R)

KDP ROOSEVELT 369, LLC

The applicant is requesting preliminary and Final Subdivision approval to subdivide Tax Parcels 743-G-066 and 743-G-70 into three lots. Lot One is 2.26 acres, Lot Two is 2.201 acres and Lot Three is 0.642 acres. The property is located at 24 Duff Road in the C-2, Business/ Commercial Zoning District.

Mr. Steve Panko came forward representing KDP Roosevelt 369, LLC. He pointed out the previous location of Taco Bell on the site with a single drive through and he explained the trend has been that the drive-throughs have become very popular so everyone is getting dual drive throughs. He reported they have been trying to determine a use for the Girman property but there were issues because it was located behind the Jiffy Lube. He added the previous Taco Bell owner sold to a bigger franchisee who wants a little bigger Taco Bell with a double drive-through. He explained he was able to rework the plan with the Girman Property and he pointed out extra parking at the end towards Duff Road. He felt it worked well on the site and keep the drive through towards one end of the property

away from the rest of the center and makes it very clean. He reported they received variances. He stated Aldi is proposed to open in June and Key Bank in June or July. He explained they are working with Mission Barbeque and are having discussions with another a.m. type restaurant for next door.

Mr. Pokusa inquired whether the parking at the new location of the Taco Bell is designated for that or included in the overall shared parking of the entire site. Mr. Panko answered it is included in the overall shared parking but they have more parking on this plan than the previous one. He stated they added five more parking spaces. Mr. Walker inquired whether people could park anywhere and go to the four stores and Mr. Panko answered affirmatively. Mr. Whealdon pointed out the proposed uses work well with each other because there is a bank and an a.m. restaurant then the evening restaurants. He stated the shared parking agreement works well in this development.

Mr. Pokusa explained the majority of the site has already been approved and only the left third of the page is the revision areas. He stated all the storm water management has been approved.

Mr. Panko felt this is the most unique development he has ever worked on and he commended the developer that built up the site. He reported a few residents have thanked him for bringing Aldi's into the community.

There being no further discussion, Ms. Montgomery duly made a motion to approve Site Plan Application No. 20-4-ST (R) and Mr. Walker seconded it. Upon a roll call vote, the motion carried unanimously.

Mr. Panko reported the subdivision application is self-explanatory where they are trying to re-subdivide for the Taco Bell. Mr. Whealdon added it went from two lots to three. Ms. Montgomery inquired whether it is to accommodate the Taco Bell and Mr. Whealdon answered affirmatively. Mr. Panko asserted it is currently a separate lot so they are incorporating it into the overall lot.

Whereupon, Mr. Walker duly made a motion to approve Subdivision Application No. 21-4-SUB(R) and Ms. Krivda seconded it. Upon a roll call vote, the motion carried unanimously.

SITE PLAN 22-2-ST
RARE HOSPITALITY INTERNATIONAL, INCORPORATED

The applicant is requesting site plan approval to construct a 6,359 square foot restaurant and associated site amenities. The property is located at 3951 William Penn Highway and known as Tax Parcel 743-K-337 in the C-2, Business/Commercial Zoning District.

Mr. Whealdon reported the applicant requested tabling this application and a letter was submitted.

Whereupon, Mr. Massung duly made a motion to table Site Plan Application No. 22-2-ST and Mr. Pokusa seconded it. Upon a voice vote, the motion carried unanimously.

SITE PLAN 22-6-ST (R)
SPRING RUN

The applicant is requesting site plan approval to construct 12 townhouse units and associated site amenities. The property is located at the end of Spring Run Drive and known as Tax Parcels 857-P-

233, 857-P-235, 857-P-237, 858-B-239, 858-B-241, 858-B-243, 857-P-245, 858-B-247, 858-B-249, 857-P-253, 857-P-255, and 857-P-257 in the R-4, Multi-Family Residential Zoning District.

Mr. Whealdon reported there are 12 properties involved because of a previous subdivision for each one of the proposed units so there are 12 units and 12 lots. He stated it is located in an R-4 Multi-Family Residential Zoning District.

Mr. Ray Gusty from Fahringer, McCarty, Grey came forward to explain the request. He pointed out the overall plan of Spring Run with the main entrance off of McBeth Drive. He stated Tilbrook Road defines the west property line located along the bottom and the Cambridge Square Apartments defines the south property line located on the right side of the drawing. He reported the area outlined in red is proposed Phase 3A that includes the 15 townhouse units and the rest of the Spring Run has already been developed. He explained it gives an idea of the location of the site in relation to the Spring Run Plan.

Mr. Walker questioned whether he referred to 15 townhouses and Mr. Gusty answered three have already been built. Mr. Pokusa inquired whether this is the final phase of Spring Run and Mr. Gusty answered affirmatively.

Mr. Gusty pointed out an enlargement of that red outlined area on the plan. He reported planning commission and council approved this plan in November and December 2006. He stated the plan remains the same with no changes but the storm water management has been updated based on the current storm water ordinance. He reported everything else remains the same as what was approved back in 2006. He pointed out the roads are already existing and the utilities have already been installed. He requested reapproval for the remaining 12 units and pointed out the three previously constructed units built in 2007.

Mrs. Krivda inquired whether they had to update the plan to comply with new ordinances in Monroeville. Mr. Whealdon answered affirmatively. He stated they would have to comply with current building codes. Mr. Pokusa inquired about the storm water ordinance and Mr. Whealdon indicated it is the same. He added they are seeking reapproval because the application time limits expired and he explained approvals are good for two years. Mrs. Krivda asserted there were no significant changes and Mr. Whealdon concurred. Mr. Walker questioned whether there is room for fire equipment if necessary and Mr. Gusty answered affirmatively. Mr. Walker inquired whether there was any on-street parking and Mr. Gusty explained each unit has two parking spaces. Mr. Whealdon inquired whether each unit has an integral garage and Mr. Gusty answered affirmatively. Mr. Whealdon pointed out two vehicles would fit in the driveway. Mr. Gusty explained these have two-car garages and two parking spaces in the driveway. Mr. Walker questioned whether it is a private driveway so the snow removal and maintenance it taken care of and Mr. Gusty answered affirmatively.

Whereupon, Mr. Walker duly made a motion to approve Site Plan Application No. 6-16-ST (R) and Ms. Lawrence seconded it. Upon a voice vote, the motion carried unanimously.

ADJOURNMENT

Mr. Pokusa welcomed the new members to the planning commission.

There being no further business to come before the planning commission, at this time, Mr. Massung duly made a motion to adjourn the meeting at 7:47 p.m. and Mr. Walker seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Anthony Pokusa
Chairman

AP/sam