

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

MAY 18, 2022

MINUTES

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

PLEDGE OF ALLEGIANCE

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, Kim Krivda, Paul Montgomery, Heidi Lawrence, Len Bertoni and Paul Whealdon. Messrs. Walker and Massung were absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of April 20, 2022, a motion was duly made by Mrs. Krivda to approve them, as submitted, and Ms. Lawrence seconded it. Upon a voice vote, the motion carried unanimously.

OLD BUSINESS

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.

This item was tabled at the April 20, 2022 meeting and the applicant has withdrawn the application.

NEW BUSINESS

CONDITIONAL USE 22-2-C

HASSIM AND THOMAS

The applicant is requesting conditional use approval to establish a vehicle services business in an existing 1,200 square foot building. The property is located at 2530 Monroeville Boulevard and known as Tax Parcel ID 639-L-059 in the Business/Commercial Zoning District.

Mr. Derek Hassim and Darwin Thomas, the applicants, came forward to present their application. Mr. Hassim explained they are looking to open a new and used tire shop on Monroeville Boulevard. He stated they would not do any structural things to the building just cosmetic updates. He added they would also do brakes, rotors and oil changes but no state inspections.

Mr. Pokusa inquired whether there would be any tires stocked on site and Mr. Hassim answered affirmatively. He stated there will be containers on the side of the building to store the inventory. Ms. Montgomery inquired whether they would be enclosed containers and Mr. Hassim answered affirmatively. Mr. Thomas added they would be shipping containers.

Mrs. Krivda inquired whether there has been any activity inside the building and Mr. Hassim answered affirmatively. He stated the building is solid even though it is empty and they will only need to do cosmetic work.

Mr. Pokusa questioned whether anything would be done to the parking lot with paving of striping. Mr. Hassim reported they have to patch a hole. Mr. Thomas suggested the landlord may make the repairs including the parking lot.

Mrs. Krivda inquired what was planned for signage whether it would be on the building or in the parking lot. Mr. Hassim indicated they would have something on the building but they want something closer to the road. Mr. Whealdon informed them they would need a separate sign permit for the signs. He explained there might be issues with the storage containers because they are accessory structures and they cannot be located in a front or side yard. He inquired whether the storage containers would be used for new and used tires. Mr. Hassim stated the old tires would be taken away. Mr. Whealdon inquired how often and Mr. Hassim was uncertain. He added it depends on how the business progresses.

Ms. Montgomery inquired whether it would be a problem if the storage containers cannot be located on the front or side. Mr. Whealdon was uncertain until the plan is reviewed. Mr. Pokusa questioned whether they could be screened with fencing and Mr. Whealdon stated it has to be reviewed. He explained he has to review the survey that was included in the packet to determine the location of the property lines, the kind of movement on the site and what can be done to hide them. Mrs. Krivda inquired which side they would be located on and Mr. Hassim answered it would be on the right side of the building where there is more property. He added the parking will all be located at the front of the building.

Ms. Montgomery inquired whether there are any residential structures and Mrs. Krivda answered a new structure is going in. Mr. Hassim stated there are no houses located close by and pointed out there is an eye glass office across the street.

Further discussion ensued regarding the location. Mr. Whealdon added it is zoned commercial.

Mr. Bertoni inquired whether there are trees located behind the building touching the roof. Mr. Thomas stated they are not touching the roof. Mr. Hassim added there is a access door in the back.

Ms. Lawrence inquired whether they have any plans to have updates to the landscaping. Mr. Hassim answered negatively. Mr. Thomas explained there is not a lot that can be done. He added it depends on what the owner wants to do with the parking lot and they want to make it inviting for the customers.

Mrs. Krivda asserted they would do painting and Mr. Hassim agreed. Mr. Thomas indicated they want to make the building to be attractive. Mr. Whealdon suggested they may need to do a vegetative

screen to hide the storage containers because only a six-foot high fence is permitted but 12-foot high scrubs are allowed.

Mr. Pokusa inquired whether it has been confirmed that the underground tanks have been removed and Mr. Whealdon answered affirmatively.

There being no further discussion, Ms. Montgomery duly made a motion to approve Conditional Use Application No. 22-2-C and Mrs. Krivda seconded it. Upon a voice vote, the motion carried unanimously.

#### ADJOURNMENT

There being no further business to come before the planning commission, Ms. Montgomery duly made a motion to adjourn the meeting at 7:42 p.m. and Mrs. Krivda seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Anthony Pokusa  
Chairman

AP/sam