

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

SEPTEMBER 21, 2022

MINUTES

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

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Anthony Pukusa, Bruce Walker, Paula Montgomery, Heidi Lawrence, Ronald Massung and Paul Whealdon. Mrs. Krivda and Mr. Bertoni were absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of August 17, 2022, a motion was duly made by Mrs. Montgomery to approve them, as submitted, and Mr. Walker seconded it. Upon a roll call vote, the motion carried unanimously.

NEW BUSINESS

22-4-SUB

HABERSTROH SUBDIVISION PLAN

The applicant is requesting preliminary and final subdivision approval to subdivide Tax Parcel 1244-P-001 which is currently 10.399 acres into two lots. Lot No. 1 is to be 2.006 acres and Lot No. 2 is to be 8.393 acres. The property is located at 1494 Cavitt Road in the R-2, One-Family Residential Zoning District.

Mr. Terry Siefers representing Gen 3 Surveying agent for Gene Schulte the property owner came forward to explain the request. He reported it is a 10-acre parcel located on Cavitt Road and they are breaking out a 2.006-acre parcel for future sale. He explained they do not have anyone that plans to develop the property. He reported he received comments back from the Allegheny County Economic Development the previous day and received that afternoon comments from Gateway Engineers. He stated he has not had time to address them but has reviewed them and there are minor changes. He mentioned they have to do a planning module on the property. He explained he previously located on the adjoining property a gravity sewer to a manhole on Asbury Place. He reported they have to investigate whether they can do a grinder pump and feed to it or have a percolations test and an on-lot sewage system will be required.

Mr. Pukusa inquired whether that would be required because of the acreage of the property. Mr. Siefers stated it is a requirement for the planning module for DEP on how to divide the lot out. He reported he would work with staff to determine what procedures to follow to do it the best way and is most economical for the client.

Mr. Whealdon explained any time a subdivision is done, planning for the sewage has to be provided.

There being no further discussion, Mr. Walker duly made a motion to approve Subdivision Application No. 22-4-SUB and Mr. Massung seconded it. Upon a voice vote, the motion carried unanimously.

21-4-SUB(R2)
KDP ROOSEVELT 369, LLC

The applicant is requesting Preliminary and Final Subdivision approval to subdivide Tax Parcel 743-G-066 and 743-G-70 into four lots. Lot No. 1 is 2.201 acres, Lot No. 2 is 0.521 acres, Lot No. 3 is 1.745 acres and Lot No. 4 is 0.642 acres. The property is located at 204 Duff Road in the C-2, Business/Commercial Zoning District.

Mr. Charlie Prokopik with KU Resources came forward representing the applicant. He apologized the surveyor that prepared the plan could not attend the meeting because he had a medical issue. He reported they are subdividing the property into four lots and they purchased Lot No. 4 from the Girman piece of property. He explained they received comments from Gateway Engineers that day regarding the subdivision and requested conditional approval subject to satisfying all of those comments.

Mr. Whealdon concurred that the comments submitted that day are minor and this application mostly involves the existing Audio Communications Building. He reported they recently purchased it and will be demolished it which will change their layout. He explained it is the same Penn Monroe Plan and this is the location for the Taco Bell. He stated there are no issues with the municipality. Mr. Pokusa asserted it is the same footprint as previously but cut up into different segments and Mr. Whealdon concurred.

There being no further discussion, Mr. Walker duly made a motion to approve Subdivision Application No. 21-4-SUB(R2) and Mrs. Lawrence seconded it. Upon a voice vote, the motion carried unanimously.

ZONING ORDINANCE WORK SESSION

A presentation was made by Strategic Solution regarding revisions to the Zoning Ordinance.

Mr. John Trant from Strategic Solutions came forward with Mr. Matt Pernelli to make the presentation for adopting the new zoning ordinance. Mr. Trant indicated the new zoning map would be discussed tonight with map changes. He referred to three documents distributed to the planning commission: 1) the current schedule for the overall project; 2) a word document that are excerpts from the proposed zoning ordinance that relate to changes in the zoning map; and 3) a packet of zoning maps with mark ups that reflect some of the changes. He reported they are working with Gateway Engineers to better understand the map changes and produce a new map to show those changes. He explained they need time to work with the engineers because Monroeville is transitioning through engineers and they will produce a GIS map for Monroeville. He indicated they would work with staff to determine all the parcels that will be affected so they can bring the information back to the planning commission the next time they make a presentation.

Mr. Trant explained there are four maps and the last one is the current zoning map and the three previous pages illustrate the proposed changes to the zoning map. He reported Mr. Pernelli would explain the text document and the marked-up zoning maps so the proposed changes can be discussed. He stated there are specific advertising requirements to change the zoning map and they are working with the solicitor to understand the process the municipality will use to advertise any proposed changes. He asserted they would work with the planning commission as they work through the process to make sure everything is properly advertised.

Mr. Pernelli reported Monroeville is proposing to create two new special zoning districts which is a district overlay and the removal of a residential district. He explained the first special zoning district is a landfill which regulates the landfill use both private and public and it is buffers and space relating to landfills. He referred to the boulevard zoning district is an interesting mixed-use development district to promote mix use. He explained it would allow apartments on second story buildings for a nice mix use of commercial and residential.

Mr. Pernelli referred to Section 312, Special Zoning District Lot and Yard Requirements and explained this is the basic lot and yard requirements for those two special zoning districts.

Mr. Pernelli referred to Section 313, Special Zoning District for Rear and Side Yard Separation Standards. He explained these relate to those two special zoning districts.

Mr. Pernelli referred to Creation of the New Overlay District. He explained this is a medical district overlay primarily focused on UPMC and Forbes Hospital. He reported the overlay district is a set of provisions just for those two locations.

Mr. Trant gave an overview of what an overlay district can do. He explained the Municipalities Planning Code allows the municipality to create zoning in general and has language that offers flexibility for overlay districts. He suggested this is not an example of overusing overlay districts but is to promote development in the medical area by adding an overlay on top of the base zoning district. He stated it allows for greater flexibility and development around the medical area where medical uses already exist. He reported the overlay requirements are intended to promote and do not replace anything in the base district. He stated they allow for greater flexibility, introduce uses that may not be allowed in the base district and allow for alternative forms of development. He again stated it is to promote flexibility and encourage development of a certain type in that area.

Mr. Pokusa inquired whether Monroeville currently has some overlay districts and Mr. Trant answered affirmatively. Mr. Pokusa questioned their locations and how are they designated on the map. Mr. Whealdon reported they do not show up on the map. Mr. Trant explained showing the overlay districts are confusing so they will work with the staff and the engineers on the new zoning map to show the overlays in a way that is readable.

Mr. Whealdon showed the standard zoning map and pointed out the dark outline areas with the speckles that represents landslide prone soils which have certain regulations because they are dangerous to build on. He reported there is a layer on the zoning map to show those areas because there is additional design and engineering for any development in those areas. He pointed out a lot of those areas are on steep slopes that are undevelopable and most of them are parks.

Mr. Whealdon referred to the other overlay area which has steep slopes and a lot of landslide prone soils that slopes over 25 percent. He stated there is additional criteria that needs to be met if someone wants to design or build in any other those areas.

Mr. Whealdon referred to the medical overlay district which would be much smaller in the Forbes Hospital and UPMC areas. He indicated they have to come up with a way to show it on the map so it does not get more confusing.

Mr. Pernelli referred to the Boulevard Zoning District mainly along the Route 22 Corridor which is a great location for a mixed-use district.

Mr. Pernelli referred to the Landfill Zoning District in the brownish area in the southeast corner. He explained part of that is between the landfill and the surrounding uses. Mr. Whealdon added the municipality currently has a landfill use which is under a conservancy district so a lot of criteria is already there and they just changed the color and added a few things. He stated the conservancy name was removed and it was designated landfill. Mr. Pokusa inquired whether the municipality would still have S-Conservancy spaces and Mr. Whealdon answered affirmatively.

Mr. Pernelli reported the residential district that was removed was for residential townhouses which is being replaced with Residential-4 so it should not have any non-conforming use issues.

Mrs. Montgomery questioned whether there is a reason for the duplication of one-family versus multiple. Mr. Whealdon explained they are both one family but there is an R-1 and R-2. He referred to the current use table that has R-1, R-2, R-3 and R-4 and reported each one is some type of single family with minor differences. He mentioned lot sizes, lot width, frontages and setbacks. He stated R-1 is the most restrictive and requires very large parcels of 40,000 square feet per lot which would be considered estate lots. He reported R-2 is the most common where most people live in residential subdivisions on a quarter acre lot. He referred to R-3 and R-4 which are multiple-family townhomes and apartment buildings. He explained there are different types of residential uses and each one will have its own column and requirements. Mrs. Montgomery clarified there is some variations in the requirements in R-1 and R-2 versus R-3 and R-4. Mr. Whealdon agreed.

Mr. Pokusa noticed there is no R-5 listed on the new maps. Mr. Whealdon explained R-5 permitted 100-foot tall buildings and it has been split up in the ordinance. He reported it jumps from 35-foot to 100-foot maximum height. He stated it has been spread out so there was not such a big jump between the districts. Mr. Pokusa inquired whether there is any district that will permit a 10-story building and Mr. Whealdon felt it was permitted somewhere. He pointed out One Monroeville Center and how the hospitals are located in the R-4 because that zoning district allows for higher buildings. He added it does not seem right to have a hospital located in a residential district.

Mr. Trant referred to the question about different residential districts. He suggested they would create a summary of each of the districts so they can be compared. He asserted this is not a very complex zoning map and felt it is good fix for a municipality of this size. He stated there are a good number of zoning districts and the types are right. He again stated they would create a summary chart that would show the difference between those residential districts.

Mr. Trant reported the maps are pictures of the hard copy map and he showed an overlay which is a piece of mylar over the zoning map with proposed changes.

Mr. Whealdon asserted the biggest change in the map is the Route 22 and the Route 48 corridors which is currently predominantly C-2, Business/Commercial. He stated the new ordinance proposes mixed use which will allow some residential to be mixed in the commercial and retail. He explained it would allow a two-story building to have apartments or the mall could have townhouses located on the property. He reported the biggest change is the commercial corridor which will allow for residential.

Mr. Pokusa inquired whether some of boulevard designation is on Old William Penn and Mr. Whealdon answered affirmatively. Mr. Pokusa stated it then connects back up to Route 48 and continues down Route 22 and out Route 286 and Mr. Whealdon concurred. He reported he tried to add in the boulevard to all the places that could have a mix of retail, commercial and residential. He stated there are areas that have been left C-2 like the Cochran Mega Center because no one would want to locate a townhouse next to the car lot so it was left commercial. He explained how he has had property owners ask whether an apartment could be placed above a building but it cannot be done without a use variance. He reported the changes are to help eliminate variances and make it more flexible and progressive with a mix. He referred to downtown where there are department stores on the first floor and apartments on the second floor.

Mr. Pokusa inquired about the Airbnb short-term rentals. Mr. Trant indicated those would be a permitted use in that district. Mr. Whealdon explained the short-term rentals will be permitted but it has three different categories and there are very specific criteria requirements. He stated the bed and breakfasts will be permitted somewhere. Mr. Pokusa felt the boulevard zoning is a great idea which is a way to bring life back to the Route 22 district and put it to good use.

Mr. Trant asserted there will be flexibility there with the intent for the residential, reuse and redevelopments. He suggested there would be anomalies but the goal is to keep it vital and redeveloping which is better than vacancies and a dying corridor. He stated this ordinance will have guidelines to allow for the flexibility but there will be unexpected things that will have to be addressed. Mr. Whealdon added the zoning hearing board is available if someone wants to do something that is not covered.

Mr. Massung inquired whether the boulevard zoning is new to Monroeville and Mr. Whealdon answered affirmatively to that category. He explained the municipality does not have a mixed use where retail and residential can be mixed so it is a new concept for Monroeville. Mr. Massung questioned whether it is done in other places and Mr. Whealdon answered affirmatively. Further discussion ensued.

Mr. Trant referred to the medical overlay district on Page 3 in the middle which outlines the intent and the permitted uses are located at the bottom of the page focusing on hospitals, clinics, long-term care, hospice, laboratories and all the spin-off uses of the hospitals.

Mr. Whealdon reported Monroeville is fortunate to have two major hospitals located here and the municipality wants to do whatever to accommodate them to grow. He stated they are growing every year and are constricted by regulations in the ordinance. He suggested if a specific overlay district is made for them they may expand their campus onto the surrounding properties. He pointed out the North American Martyrs Church is currently zoned residential so if the municipality puts in an overlay district it would allow Forbes Hospital to put in medical offices or laboratories or a day care for their

employees. He again stated the municipality wants to help the medical facilities. He reported UPMC has already made two expansion and it is a new hospital.

Mr. Trant inquired whether there were any questions concerning the overlay. He questioned whether there were any questions about the overall zoning scheme or the legend that talks about the different types of districts, residential and commercial. He inquired whether there was anything new that the planning commission would like to see addressed in terms of types or number of districts or any zoning map issues. There were no comments at this time.

Mr. Pokusa agreed with the summary bullet points of the differences of each residential and commercial district and requested something in layman's terms that is easy to understand.

Mr. Trant reported they are currently working through the GIS information and assuming that works out they will be able to stay on track with the map changes folded into the process. He stated they are into Phase II with the September 21, 2022 Planning Commission and they will be back at the November 16, 2022 meeting. He explained their goal is to get the proposed zoning map developed and the graphic representation of the changes then have the entire document with all the mark ups submitted to the planning commission. He reported they would work with the solicitor and staff with the map changes, the advertising requirements, posting requirements and they are hoping to go before council on January 10, 2023 to authorize the public hearing so it can take place on February 14, 2023. He added he just folded the map changes into that process and wanted to introduce them to the planning commission to move it forward.

Mr. Whealdon encouraged anyone with questions to contact him. He suggested they review the draft and submit any recommendations.

Mr. Trant reported that they will have the updated draft back to the planning commission in November but they would be glad to include any comments or suggestion into the draft.

Mrs. Lawrence inquired whether the document is available in PDF format. Mr. Trant answered affirmatively and referred her Mr. Whealdon. He added it will be easier to zoom in on it once they have the GIS map.

Mr. Pokusa was glad it was finally being completed.

ADJOURNMENT

There being no further business to come before the planning commission, at this time, Mrs. Lawrence duly made a motion to adjourn at 8:03 p.m. and Mr. Walker seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Anthony Pokusa
Chairman

AP/sam

