

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

OCTOBER 19, 2022

MINUTES

The meeting was called to order by Mr. 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, Heidi Lawrence, Ronald Massung and Paul Whealdon. Mrs. Montgomery and Mr. Bertoni were absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of September 21, 2022, Mr. Walker duly made a motion to approve them, as submitted, and Mr. Massung seconded it. Upon a voice vote, the motion carried unanimously.

NEW BUSINESS

SUBDIVISION 22-5-SUB

GILLIS/CONWAY LOT LINE REVISION

The applicant is requesting preliminary and final subdivision approval to revise the property line dividing Lot 653, Gillis Tax Parcel 979-P-082, and Lot 520, Conway Tax Parcel 979-P-0086. The adjusted property line will create Lot 653-R, 1.130 acres and Lot 520-R-R, 0.374 acres. The properties are located at 1366 and 1364 Hillsdale Drive in the R-1, One-Family Residential Zoning District.

Mr. Terry Siefers from Gentry Surveying came forward representing the applicant. He reported the purpose of the subdivision is to revise the lot lines along the driveway after substantial work had been done to the ravine for the driveway. He stated they ran the property west of where they located a riprap channel that was used to divert water down from the Gillis Property.

Mr. Whealdon reported the municipal engineer reviewed the plans and the few items have been addressed. He stated it is a simple lot line subdivision.

Mr. Siefers added the ACED and municipal comments have all been addressed with this plan.

There being no further discussion, Mr. Walker duly made a motion to approve Subdivision No. 22-5-SUB and Mr. Mussang seconded it. Upon a voice vote, the motion carried unanimously.

SUBDIVISION 22-6-SUB  
SANDY HILL DEVELOPMENT, LLC

The applicant is requesting preliminary and final subdivision approval to subdivide Tax Parcel 741-K-320 into 40 single-family residential lots and three parcels used for open space and stormwater detention for the third phase of the Maple Crest Development with a total acreage of 33.03 acres. The property is located at 3892 Logans Ferry Road in the R-2, One-Family Residential Zoning District.

CONDITIONAL USE 22-4-C  
SANDY HILL DEVELOPMENT, LLC

The applicant is requesting conditional use approval pursuant to Section 401.8, of the Monroeville Zoning Ordinance No. 1443, as amended, to permit a cut and fill operation totaling approximately 100,000 cubic yards of earth. The property is located at 3892 Logans Ferry Road, Maple Crest Phase 3 and identified as Tax Parcel 741-K-320 in the R-2, One-Family Residential Zoning District.

Mr. Gregg Heinemann from Sandy Hill Development came forward to explain the request. He pointed out this is for Phase Three of the Maple Crest Plan on Logans Ferry Road and Phases One and Two are almost all built out. He felt it has been well received in the community. He stated this is Phase Three which is the last phase of the plan adding the final 40 lots along with all the open space and the storm water detention ponds to finish the plan. He referred to the overall plan and pointed out Phase One and Two and the cul-de-sac. He reported Phase Three would go off of the extension as it sits and the company would fill in the back end of the one cul-de-sac. He stated all the streets are named after golfers. He reported all the lots conform and are the same sizes, the same dimension and same type of house that is in Phases One and Two. He explained they addressed all the comments from the Allegheny County Economic Development and from the municipality.

Mr. Whealdon reported one resident complained about the steepness of some of the roads. Further discussion ensued.

There being no further discussion, Mr. Lawrence duly made a motion to approve Subdivision Application No. 22-6-SUB and Conditional Use Application No. 22-4-C. Mr. Walker and Mrs. Krivda seconded it. Upon a voice vote, the motion carried unanimously.

Further brief discussion ensued.

ADJOURNMENT

There being no further business to come before the planning commission, a motion was duly by Mr. Walker to adjourn the meeting at 7:40 p.m. and Mr. Massung seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Anthony Pokusa  
Chairman

