

Borough of Castle Shannon

Planning Commission Minutes for October 18, 2021

Chairman Marv Levin called the meeting to order at 7:01 PM. Other Commission members present were William Grand, Vance Kochenderfer, and Robert Broman. Member Timothy Swisher was absent. Also present was Zoning Officer Paul Vietmeier.

Mr. Grand moved to adopt the court reporter's transcript as distributed as the minutes for the September 20, 2021 meeting and Mr. Kochenderfer seconded. The motion was adopted.

Mr. William Sittig representing Giant Eagle appeared before the Commission to request a consolidation plan of lots at 3107 Library Road and approval for the final site plan for replacing the existing Calabria's restaurant at the site with a free-standing car wash facility. He stated that all requirements of the Borough ordinances would be met, except for the requirement to have a sidewalk stretching along Library Road; he noted this would be impractical and that adjoining properties do not have sidewalks to connect with. Members noted that the Commission does not have the ability to waive this requirement and a variance would likely need to be sought from the Zoning Hearing Board. A letter dated October 4, 2021 from the Borough Engineer, which raised a number of points of nonconformance with the Borough ordinances, was discussed. A letter dated October 13, 2021 from MDM Surveyors & Engineers responded to this, and Mr. Carmen DiDiano appeared to describe the changes made to the plan to address these. He noted that the lot coverage value had been corrected, and impervious surface would be reduced compared to the existing use. He also provided a revised lighting plan showing that spillover onto adjacent properties would be within limits. Mr. Josh Haydo appeared, stating that a Traffic Report had been prepared and provided, and that the highway occupancy permit would be provided when it is issued by PennDOT. It was additionally noted that the stormwater management plan would need to be provided to the Borough Engineer. Members inquired about the potential for noise generation, and were told that the equipment used would not cause noise intruding into adjacent properties, and that the facility would not be open late at night.

Mr. Grand moved to recommend approval for the lot consolidation plan and Mr. Broman seconded. The motion was adopted.

Mr. Grand moved to recommend approval for the preliminary and final development site plan and Mr. Broman seconded. The motion was adopted.

There being no further business, a motion to adjourn the meeting was made by Mr. Grand and seconded by Mr. Broman. The motion was adopted. Chairman Levin adjourned the meeting at 7:24 PM.

Respectfully submitted,

Vance Kochenderfer