

Borough of Castle Shannon

Planning Commission Minutes for March 20, 2023

Chairman Marv Levin called the meeting to order at 7:00 PM. Other Commission members present were William Grand, Vance Kochenderfer, and Robert Broman. Also present was Zoning Officer Paul Vietmeier. Member Timothy Swisher was absent.

Mr. Broman moved to adopt the the minutes for the December 19, 2022 meeting as distributed and Mr. Grand seconded. The motion was adopted.

Lindsay Tolbert appeared before the Commission on behalf of John and Deb Leonard to request a change of use for the former Everyday Eclectic shop at 3744 Willow Avenue. The new use will be for a shop that repurposes old wood by converting it to decorative items. In addition, they wish to conduct painting and crafting classes on site. Mr. Grand moved to recommend approval of the request, and Mr. Broman seconded. The motion was adopted.

Truitt Miller appeared before the Commission to request a change of use for the former Hemlock Homes at 1116 Castle Shannon Boulevard. The new use will be an indoor golf simulator. It is also planned to sell a small range of items such as apparel branded with the company logo. If there is demand, golf professionals could also provide instruction at the facility. Mr. Broman moved to recommend approval of the request, and Mr. Grand seconded. The motion was adopted.

Edward Thimons appeared before the Commission to request a change of use for the former Ft. Pitt Piano Co. at 325 Mt. Lebanon Boulevard. The new use would be as a laundromat. Members questioned the availability of parking, and Mr. Thimons stated he was satisfied with the parking on site, which is shared between multiple businesses. Mr. Broman moved to recommend approval of the request, on the condition that appropriate utility connections are obtained and the installation meets all building codes. Mr. Grand seconded the motion. The motion was adopted.

Mr. Vietmeier brought two items to the Commission's attention for possible consideration. The first was information about how other municipalities in the area regulate short-term rentals. The second was the existence of vending machines for CBD and Delta 88 products; though he did not know of any interest in placing these in the borough, he wanted the Commission to be aware that it may come up in the future. No action was taken by the Commission regarding these items.

There being no further business, a motion to adjourn the meeting was made by Mr. Broman and seconded by Mr. Grand. The motion was adopted. Chairman Levin adjourned the meeting at 7:48 PM.

Respectfully submitted,

Vance Kochenderfer