



# AGENDA

## MONTHLY MEETING OF THE PLANNING COMMISSION

**Monday, October 28, 2024, 7:00 pm**

Borough Building, Council Chambers, 425 Bower Hill Road

And virtually at: [www.zoom.us](http://www.zoom.us) / Phone: 646-558-8656

Meeting ID: 7328600080 / Password: 032445

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The meeting is called to order.

### **ROLL CALL:**

Dale Livingston, Chair

Joseph Kauer, Borough Manager / Zoning Officer

Melissa Guiliani, Vice Chair

Mike Tolmer, Secretary

Elizabeth Bellaver

Justine Cimarolli

### **PUBLIC COMMENT (AGENDA ITEMS ONLY) VISITORS PLEASE STATE NAME AND ADDRESS:**

### **ADOPTION OF MINUTES:** September 23, 2024

### **NEW BUSINESS:**

1. Chabala Corner Plan of Lots (*Plan proposes the consolidation of two existing parcels into one parcel. The properties are located to the south of Prestley Road, on the east side of Ewing Street in the R-1 Zoning District (1 Ewing Avenue and 340 Prestley Road).*
  - a. Review and discussion of proposed lot consolidation plan.
  - b. Consider action to recommend to the Borough Council the approval of the Chabala Corner Plan of Lots, including approval of modification of Section 505.C of the Borough's Subdivision & Land Development Ordinance (Chapter 22) to allow proposed Lot 1 to be created as a double frontage lot, and any comments to be received from Allegheny County Economic Development being addressed by the applicant.
2. Review, discuss, and consider potential recommendations for Zoning and Subdivision Ordinance updates regarding residential yards, setbacks, and other misc. lot requirements.
3. Review/Comments regarding the Collier Township Draft Comprehensive Plan.

### **OLD BUSINESS:**

4. Comprehensive Plan Projects - Plan Implementation Discussion
  - a. Shade Trees: Community Tree Planting on Saturday, November 16<sup>th</sup>, 9AM meeting at the Borough Building; volunteers needed.
  - b. North-End of Washington Avenue Revitalization
    - i. Bower Hill Road to Mayer Street widening / traffic improvements project update.
    - ii. Revitalization discussion (flood mitigation, traffic improvements, continuation of the downtown streetscaping (all of Washington Ave.), pedestrian improvements, public parking recommendations, land use / zoning recommendations)
  - c. Baldwin Street Flood Lots Repurposing / Pollinator Garden in the 500 Block
    - i. Finalize garden concept plan and project budget recommendation to Borough Council for Spring 2025 community planting.
5. Active Transportation Plan – Quarterly Implementation Discussion
  - a. Gregg Avenue Steps Project is out to bid, opening is on November 6<sup>th</sup>.

b. Review of Plan Recommendations

6. Review of Off-Street Parking Requirements (“Minimum Parking Standards”) (Discussion / Chapter 27, Part 11, Section 1102 of the Borough’s Code of Ordinances)

**PUBLIC COMMENT (GENERAL ITEMS) VISITORS PLEASE STATE NAME AND ADDRESS:**

**ADJOURNMENT:** A motion to adjourn.

**Next Meeting:** Monday, December 2, 2024