

Borough of Canonsburg

Planning Commission

December 7, 2023

1. Call to Order: 7:00 PM

The meeting was called to order by Mr. Defillipo at 7:02 PM

2. Pledge of Allegiance

3. Roll Call:

Mr. John Defillipo, Chairman - Present

Mr. Eric Chandler, Vice Chairman - Absent

Mr. Tim Bilsky - Present

Mr. Steve Moskal - Present

Mrs. Pat Briner – Present

Others Present: Solicitor, Joseph Dalfonso, Code Enforcement Officer, Melissa Graff

Absent: Engineer, Jeff Marcink

4. New Business:

- A. The application by Chad and Ashley Surich who is requesting a lot consolidation for combining parcel number 090-007-00-02-0014-00 (713 Franklin Ave.) and parcel number 090-007-00-02-0015-00 (Vacant Lot), Canonsburg, PA 15317 for the purpose of building an addition.**

Mr. Defillipo – We have the application by Chad and Ashley Surich who is requesting a lot consolidation for combining parcel number 090-007-00-02-0014-00 (713 Franklin Ave.) and parcel number 090-007-00-02-0015-00 (Vacant Lot), Canonsburg, PA 15317 for the purpose of building an addition. Do we have someone here to represent them?

Ashley Surich – Mhm

Mr. Defillipo – Do you want to explain what you want to do?

Ashley Surich – We want to put our two (2) lots together so we can extend our house to the right to add another bedroom, garage, and family room

Mr. Defillipo – Uh

Mr. Bilsky – Which is currently on the 411 lot, right

Mr. Dalfonso, Solicitor – Correct

Ashley Surich – The lots are off. We talked to KLH, and they said for the final survey that all of the numbers I believe need to be moved over to the left

Chad Surich – So, our house is 413 and we were going to do 415 as the combining lot

Joe Dalfonso, Solicitor – Ok. Here

Mr. Bilsky – So, your house is actually you're saying your house on this map is on lot 413

Chad Surich – Yes

Joe Dalfonso, Solicitor – So

Mr. Bilsky – Which on our

Chad Surich – is 411 I believe

Joe Dalfonso, Solicitor – That's not the only issue because if you look at 411 where your deck extends over to and the pool

Mr. Bilsky – On 409, right?

Joe Dalfonso, Solicitor – Yeah.

Mr. Bilsky – It extends from 409

Joe Dalfonso, Solicitor – No, it extends from 413

Mr. Bilsky – Oh right

Joe Dalfonso, Solicitor – Yeah. I have an updated plan with the numbers on it. I didn't

John Defillipo – I have a letter here from the borough engineers, and the application for the subdivision approval contains deficiencies that need addressed. The application was reviewed solely for conformance to Borough Ordinance standards. Revised plans and a review response letter stating how these comments were addressed need to be submitted to address the above comments. Uh, evidently there are some deficiencies

Joe Dalfonso, Solicitor – There are. Um, your surveyor received this letter and I think you are aware of that

Ashley Surich – No, we weren't aware of that at all

Joe Dalfonso, Solicitor – Ok. Well, there is a letter your surveyor received. The issue is where your property line is going to be. It's kind of going to run through your deck. That means that there is going to be an accessory structure on a different property which wouldn't be in conformance with the zoning code. It's an easy fix. The lot that your pool sits on, 411 needs to be included in this lot consolidation to remedy that. I could show you the lines here

Ashley Surich – I know what you're talking about

Joe Dalfonso, Solicitor – Ok. The line has to be moved to the lot line

Ashley Surich – Because the structure is on two (2) individual lots

Joe Dalfonso, Solicitor – Exactly. Right now, it is ok because you own all four (4) lots, but you're going to split those lots up with an accessory structure and your principal structure and your borough code doesn't allow that

Ashley Surich – Ok

Joe Dalfonso, Solicitor – So, it's a simple revision to this plan and removing the line

Ashley Surich – Including all three (3) lots instead of just the two (2)

Joe Dalfonso, Solicitor – Correct. There are some other minor deficiencies in there that your surveyor will correct. The initial ones were the lot numbers. Once you move the line,

all of the setbacks and everything else that he mentions in that letter should be taken care of

Ashley Surich – Ok. So, what do we have to do now moving forward?

Joe Dalfonso, Solicitor – You need to make sure your surveyor follows the engineers' directions

Ashley Surich – Ok

Joe Dalfonso, Solicitor – Um, come back here. My recommendation to the planning commission would be to table this

Ashley Surich – Ok

Joe Dalfonso, Solicitor – Um, they meet today is the first Thursday of the month. So, the first Thursday of January, if you get it done in enough time, potentially you could be back here

Ashley Surich – Ok

Joe Dalfonso, Solicitor – Um

Mr. Bilsky – And council meets right after

Joe Dalfonso, Solicitor – Yep

Mr. Bilsky – The meet a couple days after we do,

Ashley Surich – Once it's approved here

Mr. Bilsky – So, once it's approved here it's usually pretty quick with them

Joe Dalfonso, Solicitor - Yep. So, if everything was correct tonight it would have been on council's agenda for Monday. It would have been approved

Ashley Surich – When did the survey people receive that letter?

Joe Dalfonso, Solicitor – They received an initial one on

Melissa Graff, Zoning Officer – On November 30th

Joe Dalfonso, Solicitor – Yeah

Melissa Graff, Zoning Officer – Then there was an updated one that I am showing they were copied on today

Joe Dalfonso, Solicitor – Yeah, so, they did make some revisions to it. The November 30th letter did mention about the lots, that you need to have all three (3)

Ashley Surich – Ok

Joe Dalfonso, Solicitor – I know the engineer reached out and talked to them, I don't know why they didn't make that adjustment

Ashley Surich – Yeah, we weren't aware of that

Mr. Moskal – Can we give them copies of the engineering letter? That way they at least have some paperwork and also to help them out a little bit

Joe Dalfonso, Solicitor – Sure

Mr. Defilipo – Do you understand everything?

Ashley Surich – Yes

Mr. Defilipo – All those who wish to table the issue

Mr. Bilsky made a motion to table the application by Chad and Ashley Surich who is requesting a lot consolidation for combining parcel number 090-007-00-02-0014-00 (713 Franklin Ave.) and parcel number 090-007-00-02-0015-00 (Vacant Lot), Canonsburg, PA 15317 for the purpose of building an addition. Seconded by Mr. Moskal.

No questions on the motion.

3 Yes, 0 No, 0 Absent. All in Favor. Motion carries.

5. Old Business

None.

6. Adjournment:

Mr. Moskal made a motion to adjourn the meeting at 7:05 PM. Seconded by Mrs. Briner.

Meeting adjourned at 7:05 PM.

Submitted by: Melissa Graff