

**Borough of Canonsburg**

**Planning Commission**

**June 2, 2022**

**1. Call to Order: 7:00 PM**

The meeting was called to order by Mr. Defillipo at 7:00 PM

**2. Pledge of Allegiance**

**3. Roll Call:**

Mr. John Defillipo, Chairman - Present

Mr. Eric Chandler, Vice Chairman - Present

Mr. Tim Bilsky - Absent

Mrs. Pat Briner - Present

Mr. Steve Moskal – Absent

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

Absent: Engineer, Jeff Marcink

**4. New Business:**

- A. Application by Benjamin Katsevich and Iryna Katsevich who is submitting plans for a 16-unit apartment building, located at 302 Barr St., Canonsburg, PA 15317.**

Mr. Defillipo – I believe that we had approved this at one time

Mr. Dalfonso – If it was approved by this board, it was only for the preliminary approval

Mr. Defillipo – Read the initial report submitted by KLH Engineers

Mr. Dalfonso – There were 2 (two) additional letters previously that had their recommended changes and the applicant complied with those, so they are good to go.

Mr. Defillipo – Who is here to represent them, are you?

Jamie Harshman – Yes sir

Mr. Defillipo – I don't know what we have to do other than give it a vote

Mr. Dalfonso – It's a motion to recommend approval of the land development application

Mr. Chandler made a motion to recommend approval of the land development application.

Seconded by Mrs. Briner. All in favor. Motion Carries

**B. Application by Bryan Galloway who is requesting a minor subdivision to separate parcel #110-027-00-00-0021-01 and consolidate it with parcel #110-027-00-00-0025-00 located at 9 ½ E. Pitt St., Canonsburg, PA 15317.**

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

HMT Representative – I have copies of the drawing here. The short of it is they are taking 3 (three) parcels and creating 2 (two) larger ones. I do have drawings here if you would like to see them. We got some comments back from KLH, and we have addressed the comments.

Mr. Dalfonso – Were the new drawings provided to them to re-review?

HMT Representative – I believe they might have been emailed to them. We just got the comment letter yesterday and addressed them yesterday.

Mr. Dalfonso – Ok.

HMT Representative – Showed and explained the drawings with the board

Mr. Chandler – Is there a letter or anything?

Mr. Dalfonso – There is. KLH sent a letter dated May 31, 2022. There are some comments that needed to be addressed as signified in that letter.

HMT Representative – I have a response letter that we sent to KLH addressing their comments

Mr. Dalfonso – Ok. Are they going to be revising? It looks like they already did revise the plans

HMT Representative – Yeah, the plans they got are the updated plans. They were very simple, minor comments. I didn't have a walkway easement shown that was in the deed, and there was a couple other very minor housekeeping items.

Mr. Dalfonso – Read thru the recommendations/information from KLH

HMT Representative – Addressed the fact that this has been done and the county sent the drawings back to the borough, so they will have to get the updated drawing re-signed.

Mr. Dalfonso – Ok. He continued to read the recommendations which are....the name and addresses of the registered owner need to be on the plan, mentioned the easement for the driveway, just some other minor issues with the borough's Subdivision and Land Development Ordinance. At the end of the letter, KLH does recommend approval contingent upon their recommendations in their letter.

Mr. Defillipo – Alright. Do we have a recommendation for approval?

Mrs. Briner made a motion to approve the minor subdivision contingent upon recommendations by KLH. Seconded by Mr. Chandler. All in favor. Motion Carries

**C. Application by Linda's Hometown Bakery who is requesting conditional use approval to allow a take-out/fast food restaurant located at 148 W. Pike St, Canonsburg, PA 15317 in Canonsburg Borough.**

Mr. Defillipo – Do you want to explain what you are after?

Linda Karchella – Yes. We are doing an outdoor BBQ. We will do it on Saturdays and Sundays until probably the month of September. Pictures were presented for the board showing parking, handicapped accessibility, and signage

Mr. Dalfonso – You received the letter from the borough engineers with their list of issues?

Linda Karchella – Yes

Mr. Dalfonso – Ok. I thought so since you brought the pictures for the handicapped parking.

Linda Karchella – Yes

Mr. Dalfonso – So the board is aware we dealt with this property in the past, its when that wing shop came in. The parking issues are similar. You guys have knowledge of the parking. They were already granted approval for a bakery. It didn't require a conditional use or anything like that, but they are adding in take-out food service essentially. The 2 (two) other issues are the signs, parking, and loading, we already talked about the parking. Melissa, I don't think the sign violates anything with the zoning ordinance.

Melissa Graff – No it does not

Mr. Dalfonso – Ok. Being they are already in the building for a bakery, the third comment was dealing with the mechanical and electrical equipment. Are you changing any of that?

Zane Karchella – No, it's a smoker on the outside

Mr. Dalfonso - Ok

Linda Karchella – Nothing will change on the inside

Mr. Dalfonso – Those pictures do they show there is an ADA entrance meaning I think you have to go up a parking ramp to get to the building

Mr. Defillipo – Any other comments from the board?

Mr. Chandler – Yes. So, there is not going to be a sit down inside, it's all pretty much a take-out on the outside.

Zane Karchella – Yes

Mr. Chandler – Ok. I don't have any other questions

Mr. Chandler made a motion to approve the application by Linda's Hometown Bakery who is requesting conditional use approval to allow a take-out/fast food restaurant located at 148 W. Pike St, Canonsburg, PA 15317 in Canonsburg Borough. Seconded by Mrs. Briner. All in favor. Motion Carries

## **5. Old Business**

None.

**6. Adjournment:**

Mr. Chandler made a motion to adjourn the meeting at 7:13 PM. Seconded by Mrs. Briner.

Meeting adjourned at 7:13 PM.

Submitted by: Melissa Graff