

Borough of Canonsburg

Planning Commission

January 5, 2023

1. Call to Order: 7:00 PM

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

2. Pledge of Allegiance

3. Roll Call:

Mr. John Defillipo, Chairman - Absent

Mr. Eric Chandler, Vice Chairman - Absent

Mr. Tim Bilsky - Present

Mrs. Pat Briner - Present

Mr. Steve Moskal – Present

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

Absent: Engineer, Jeff Marcink

4. New Business:

- A. The Application by Anne and Ryan Carl who is requesting a minor subdivision for combining parcel number 100-007-00-00-0024-00 (146 W. College St.) and parcel number 100-007-00-00-0025-00 (148 W. College St.), Canonsburg, PA 15317 for the purpose of building a garage.**

Mr. Moskal – We have new business in front of us. Is there anybody here representing Carl's? Anne or Ryan Carl here?

Mrs. Carl – We are here

Mr. Moskal – You're here. Well, why don't you tell us what you want to do and we can get the show on the road and pass it on

Anne Carl – We own two properties on West College. 146 West College is where our residence is and we purchased 148 West College in 2018 with the intent of eventually combining the properties and building a garage and bettering our space. SO, we are looking to combine the lots into one so we can construct the garage.

Mr. Moskal – It sounds like you are moving in the right direction. We have a report here from the engineers. Can the attorney on record explain what we need to do with this?

Joe Dalfonso, Solicitor – Yes, KLH, the borough's engineers did review your submittals. I took a look at their letter to make sure they were accurate in pointing out the borough ordinances. A big problem is, I don't think anyone is going to have a problem with you combining the lots, you don't have a plan that is recordable. I believe you submitted where the garage was going to be demoed and rebuilt.

Anne Carl – We already demoed the house in 2019, so it's a vacant lot. We didn't know we had to get the combined plans. I submitted two separate surveys.

Joe Dalfonso, Solicitor – So, you have to get a subdivision plan drafted by an engineer.

Mr. Bilsky – It's just a formality thing

Joe Dalfonso, Solicitor – Yeah, and the reason for that is you have to record this in Washington County.

Mr. Moskal – In the deeds office

Joe Dalfonso, Solicitor – Yeah, the Recorder of Deeds. I don't know if you reached out to any engineers. I see you have a design from some firm in Greensburg, they may be able to somebody

Anne Carl – Yeah they did. I reached out to Harshman and they said they can do it. It'll be a month before we have drawings in hand.

Joe Dalfonso, Solicitor – Ok

Anne Carl – He said two weeks to get out and do it and two weeks to get the paper

Joe Dalfonso, Solicitor – Ok

Mr. Bilsky – He will know what to do. He has been here several times

Joe Dalfonso, Solicitor – Yeah, they are good at what they do

Anne Carl – Unfortunately, the person who did both of the previous surveys, they no longer service Washington County, so they couldn't help me

Joe Dalfonso, Solicitor – Ok. Because there is not a plan that is not recordable tonight, my recommendation to the commission is to deny the application and allow them to resubmit it. The only reason I say that is because there's certain time frames that council has to act on it, and if they don't. Your request would be granted, in this case, your request would be granted but you still don't have anything to file with the county

Mr. Moskal – Can we... Since we are the board who recommends, can we recommend with the council that we approve this as long as they need to take care of what they need to take care of, and then council can be the next one who votes on it? Your opinion?

Joe Dalfonso, Solicitor – Normally I would say yes if there was a plan that needed minor adjustments because you guys take that action all of the time. I don't have anything here that we can utilize that for.

Mr. Moskal – Alright

Melissa Graff, Zoning Officer – Can this be tabled?

Joe Dalfonso, Solicitor – It can be tabled on the contingency that you are going to submit the required subdivision plans. You're going to have to agree to extend the deadlines on which council has to act, if that's ok with you.

Mr. Moskal – You got this report from the engineer?

Anne Carl – I did

Joe Dalfonso, Solicitor – Ok. Um...

Mr. Moskal – I think what you are doing, everything is great. There aren't any problems whatsoever. What can we do to help speed them along to make sure they keep going in the direction they are going?

Joe Dalfonso, Solicitor – I think a motion to

Mr. Bilsky – If they get it in the next, if you get from Harshman what you need in the next 2 (two) weeks or so, it will be on we have enough time for a meeting in February

Joe Dalfonso, Solicitor – When do you have to have them submit it by?

Melissa Graff, Zoning Officer – Well, if it's a standard application, it's 28 calendar days, but they've already applied for it, so

Mr. Moskal – Table it until and we can get them on next month's agenda

Joe Dalfonso, Solicitor – I think an appropriate motion would be to table the application until a lot consolidation plan is submitted

Mr. Moskal – Alright. You got that?

Joe Dalfonso, Solicitor – Mhm

Mr. Moskal made a motion to table the approval of the lot consolidation contingent upon Mr. and Mrs. Carl fulfilling the recommendations by KLH. Seconded by Mr. Bilsky.

No questions on the motion.

3 Yes, 0 No, 2 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 Mr. Bilsky.

Meeting adjourned at 7:05 PM.

Submitted by: Melissa Graff