

Planning Commission
Borough of Canonsburg
November 5th, 2020

CALL TO ORDER: 7:00 PM

The meeting was called to order by Mr. DeFilippo at 6:58 pm

Pledge of Allegiance

Roll Call:

Mr. Eric Chandler - Present

Mr. Tim Bilsky - Absent

Mr. John DeFilippo, Chairman - Present

Mr. Steve Moskal - Present

Ms. Pat Briner - Present

Others Present: Solicitor, Mr. Joseph Dalfonso, David Coldrun, KLH Engineers

NEW BUSINESS:

1. Application of Harold Close Jr. who is requesting a minor subdivision for a separation of parcels located at 26 North Jefferson Avenue, Canonsburg, PA 15317.

Mr. Coldrun explained that Mrs. Mowry reviewed the revised plan and issued a letter explaining two issues: the first issue is that the subdivided lot (lot #2) sits behind lot #1 and does not have access to the public road. The second issue is that sewer service is not available, however they show a lateral easement from lot #1 to lot #2 which would need to be a main line extension which require 20 foot easements, the current one is 10 foot. Mr. Dalfonso stated that more information is needed about the history of the easement.

Mr. Close explained that he owns a portion of the private alley and that he would convey that to the owner of the subdivided lot and understands that it would not meet the width requirements and is asking for a modification. Mr. Close then stated that in regard to needing the lateral or main connection, his engineering company is unable to find it and explained it would be up to the new owner to address that.

Mr. Close explained that the gentleman that that would like to purchase his lot would like to set up a pole barn to park his trucks for a masonry repair business and will not have employees or have the need for the public to have access. Mr. Coldrun explained that a not needed to be added to the plan that this would be

a non-sewage billable lot but that a building permit would not be issued by the borough until the sewage planning module is in place.

There needed to be access to the public road, Mr. Close explained there is an easement that is used for another business behind his building that has been used for years. Mr. Dalfonso explained that the issue with the current easement is there is not enough information showing why the easement exists and who is part of that easement.

The application of Mr. Close asked that he be able to modify the requirement for access to the public street, KLH does not recommend granting this modification due to the lot not having direct access to a public road, the Mr. Coldrun stated that Mr. Dalfonso explained that more research would need to be done to identify who has a right to the private alley already in place at the location in addition to the 10 foot access easement that would be granted through lot 1. He also explained that Mrs. Mowry will get in touch with the applicant's engineer at Gibson Thomas to discuss before KLH will recommend approval.

Mr. Defilippo then asked if the motion should be tabled, the Mr. Coldrun agreed the motion should be tabled.

Mr. Close stated that he would not accept his application be tabled and asked that his application be either approved or denied at this time. Mr. Dalfonso explained that that decision is up to the board.

Motion to table the application of Mr. Close until all requirements are met.

Motion by Mr. Moskal to table the application of Mr. Close until all requirements are met. Seconded by Mr. Chandler. All in favor. Motion carries.

2. Application for conditional use approval for construction of a billboard located at Parcel 110-002-00-00-0001-04 adjacent to 102 Four Coins Drive, Canonsburg, PA 15317.

Mr. Aiello from OmniSite Media introduced himself to the planning commission and explained that he had obtained two variances from the Zoning Hearing Board in October regarding the face size of the sign and the speed of the slides. A pre-application meeting was held with the zoning officer and mayor and went through all the concerns and conditions. Two conditions are being asked to be changed. One condition being that the setback requirement of 25 feet to no more than 75 feet from the highway and asking for an additional 30 feet which would be approximately 100 feet from the highway due to trees along the embankment, therefore not needing to remove any in the building process. Mr. Moskal asked how far from Meadow Lane will the billboard be, Mr. Aiello replied about 30 feet. Mr. Moskal then asked if there will be an access road for maintenance or if Four Coins Drive would be blocked for any maintenance, Mr. Aiello explained that they will not have to block any roads for maintenance and that it will be a 2-3 day staged process to install the sign. First they would dig the footer and put the pole up, then periodic maintenance for the digital billboard that are required for the warranty. Mr. Moskal inquired

whether both faces of the sign would be digital, explaining that if one side is static, the company would need access to the billboard more frequently to change the face. Mr. Aiello explained that they have a 29-year lease agreement with the landowner and there will be no issue accessing the area to maintain the sign.

Mr. Aiello then stated that another condition he is hoping to change is the height requirement of no larger than 95 feet, looking to change that to a maximum height of 200 feet, this is to allow them to keep the trees in the surrounding area and not have to cut them down in the future as they grow.

Mr. Moskal asked how large the lot was where the sign is being installed, Mr. Aiello answered that it was almost 2 acres. Mr. Coldrun explained that Borough Engineer, Veronica Mowry, has reviewed the plans and issued a letter dated November 5th, 2020 stating that a site plan certified by a surveyor showing an access road plan, landscaping plan and a lighting plan and does not recommend approval until that site plan is submitted. This site plan should also include the height requirement condition and the setback from the highway condition.

Mr. Chandler asked if Mr. Aiello has received PennDot approval, he replied that they needed to acquire all variances and conditional uses with the Borough before they can apply with PennDot.

Mr. Moskal stated that a lot of conditions have been asked for and asked if Canonsburg could possibly have a display on the sign from time to time advertising events being held in the Borough or welcoming people to Canonsburg, Mr. Aiello explained that they have done that for other municipalities and would happily do it for Canonsburg as well.

Motion by Mr. Moskal to approve the application of OmniSite Media LLC contingent upon the applicant submitting a site plan as per the engineer's letter dated November 5th, 2020 and engineer's approval.

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

OLD BUSINESS:

None

ADJOURNMENT

Mr. Chandler made the motion to adjourn the meeting at 7:34 PM. Seconded by Mr. Moskal.

All in favor. Meeting adjourned at 7:34 PM.

Submitted by: Callie Munch