



**FOX CHAPEL**  
BOROUGH

**MINUTES**

**FOX CHAPEL PLANNING COMMISSION MEETING HELD APRIL 17, 2023**

**PRESENT:** Harrison Lauer, Chairperson; Nanette Bennett, Wesley W. Posvar, Jeffrey B. Todd, Members; Dan Moretti, Zoning Administrator; A. Bruce Bowden, Borough Solicitor; Kevin Brett, Borough Engineer; Shawn Marie Peterson, Borough Secretary

**ALSO PRESENT:** Andrew C. Bennett, Bradley Harrison, Frederick C. Leech, Sarah Hanna, Councilmembers; Gary J. Koehler, Borough Manager; Bree Murphy, Junior Councilmember; James Brethauer, Gateway Engineers; Michael Pohl, Fox Chapel Volunteer Fire Department; five students from SSA

**VIA ZOOM:** James M. Royston, Member; Sean McGovern, John Boyer

Mr. Lauer called the meeting to order at 5:31 PM.

Mr. Todd moved that the August 15, 2022, meeting minutes be approved. The motion was seconded by Ms. Bennett and passed by a unanimous vote.

**Sirio - Marquart Lot-Line Revision Plan**

The proposed Sirio - Marquart Lot-Line relocation is between Allegheny County Tax Parcels 526-R-20 (2 Quail Hill Road) and 526-R-49 (50 Quail Hill Road), and the consolidation of two lots into one 526-R-49 and 526-R-60 (50 Quail Hill Road). The subject properties are located east of Fox Chapel Road and south of Quail Hill Road and are zoned Residential B.

The minimum lot area is two acres in the Residential B Zoning District. Lot 1, 50 Quail Hill Road, is an existing non-conforming lot with a 1.039-acre lot area. The lot-line change proposes an increase of 0.713 acres for a total of 1.752 acres. Lot 2, 2 Quail Hill Road, will remain a conforming lot at 2.281 acres.

Following review and discussion, it was moved by Mr. Todd that the Sirio - Marquart Lot-Line Change Application be recommended for preliminary and final approval by Borough Council as submitted. The motion was seconded by Mr. Royston and passed by a unanimous vote.

Mr. Posvar discussed the Joint Comprehensive Plan, and Mr. Lauer discussed the responsibilities of the Planning Commission with the high school students in attendance at the meeting for the Local Government Week Meet & Greet Event.

There being no other business to come before the Board, the meeting was adjourned at 5:41 PM.

SHAWN M. PETERSON  
Borough Secretary