**MINUTES**

**FOX CHAPEL PLANNING COMMISSION MEETING HELD FEBRUARY 18, 2019**

PRESENT: Harrison S. Lauer, Chairman; Nannette Bennett, Wesley W. Posvar, Jeffrey Todd, Members; Paul R. Bell, Zoning Officer; John Heyl, LSSE; Dana A. Abate, Borough Secretary.

ABSENT: James Royston, Member.

Mr. Lauer called the meeting to order at 5:00 PM.

The minutes of the meeting held January 21, 2019 were unanimously approved.

Sherry Malone Plan of Lots

The applicant is seeking preliminary and final approval of the proposed 3-lot subdivision that involves the resubdivision of Allegheny County Tax Parcel Nos. 225-R-260, 225-M-039 and 225-M-145. The purpose of the resubdivision is to add additional property to Lot 2 to create a better buildable lot.

Steven Victor, Victor-Wetzel Associates, was present to briefly review the proposed resubdivision consisting of approximately 11 acres. He showed the existing lot lines and the proposed. Lots 1 and 3 contain existing homes. He stated that Lot 2 is an existing lot but does have slope and soils issues. Mr. Victor presented a drawing showing access to Lot 2 via a serpentine driveway to avoid the hazard areas. He indicated that an abutting property owner may seek to purchase the lot to keep their privacy intact.

It was noted that Borough Ordinance requires plans be at a scale of 50 feet to 1 inch and the plans provided are at a scale of 60 feet to 1 inch. Mr. Victor stated that he contacted the Borough about his plans being at a different scale and was told revised plans were not necessary and that a waiver could be granted. The Planning Commission questioned whether the Allegheny County Planning Department would have an issue with the scale.

Following discussion, it was moved by Mr. Todd to recommend Preliminary and Final Approval of the Sherry Malone Plan of Lots including the aforementioned drawing scale waiver. The motion was duly seconded and passed by unanimous vote.

There being no other business to come before the Board the meeting was adjourned at 5:15 PM.

Dana A. Abate

Borough Secretary