**MINUTES**

**FOX CHAPEL PLANNING COMMISSION MEETING HELD MARCH 15, 2021**

PRESENT: Harrison Lauer, Chairperson; Nanette Bennett, Wesley W. Posvar, Jeffrey B. Todd, Members; Paul Bell, Code Official; Gary Koehler, Borough Manager; A. Bruce Bowden, Borough Solicitor; Shawn Marie Peterson, Borough Secretary.

ABSENT: James M. Royston, Member

ALSO

PRESENT: Steven Victor, Victor-Wetzel Associates; Gavin Robb, Tucker, Arensberg Attorneys; Dan Martone, Martone Engineering, John Heyl, PE, CPESC, Borough Engineer; approximately 17 residents of Fox Chapel

Mr. Lauer called the meeting to order at 5:01 pm.

The minutes of the September 21, 2020, meeting were approved as submitted.

Subdivision Application – Boup, LLC and Tarasi Plan of Lots, Lot-Line Revision

The proposed lot-line revision is a resubdivision of Allegheny County Tax Parcels 225-J-1 and 224-S-180. Parcel 225-J-1 will be reduced from 1.437-acres to 1.247-acres, while Parcel 224-S-180 will be increased from 1.058-acres to 1.248-acres. The proposed revision to both Parcel 225-J-1 and Parcel 224-S-180 meets the "C" Zoning District's requirements.

Dan Martone from Martone Engineering discussed the reasoning for the lot-line revision. The properties abut one another in the rear, and the Tarasi Property is irregularly shaped. Both property owners want to make both properties more regular shaped with conformity.

The review letter from LSSE states that the application and proposed site plan meets the requirements with a few caveats. After review and discussion from the Planning Commission and Mr. Martone, Mr. Lauer motioned to recommend approval to Borough Council for the lot-line revision subject to the caveats discussed.

* Adding a location map scale to the Plan
* Measurements from the two sides of the Boup, LLC building to the boundary lines should be included on the Plan and show compliance with the side setback requirements, and the rear setbacks should be added to the Plan
* The legend on the Plan states, "No Further Subdivision."
* Revising the Landowner Declarations to meet Allegheny County signature requirements.

The motion was seconded by Mr. Posvar and passed by a unanimous vote.

Subdivision Application – Hammock Beach Partners Plan Revision No. 2, Lot-Line Revision

The proposed lot-line revision is a resubdivision of Allegheny Tax Parcels 358-C-100 and 358-D-175. Parcel 358-C-100 will be reduced from a 6.03-acres to 5.82-acres, while Parcel 358-D-175 will increase from 3.98-acres to 4.19-acres. The proposed revision to both Parcel 358-C-100 and 358-D-175 meets the "A" Zoning District's requirements.

Steven Victor from Victor-Wetzel Associates discussed the reasoning for the lot-line revision. The new owner of Parcel 358-D-175 wanted to have more property for their front yard without negatively impacting Parcel 358-C-100.

After review and discussion from the Planning Commission and Mr. Victor, Mr. Lauer made a motion to recommend approval to Borough Council for the lot-line revision subject to any recommendations from the Allegheny County Department of Economic Development.

The motion was seconded by Mr. Posvar and passed by a unanimous vote.

Subdivision Application – Cooper Siegel Library Fox Chapel / Marous Plan of Subdivision

The proposed lot-line revision is a resubdivision of Allegheny County Tax Parcels 289-J-85, 289-E-50, 289-J-90 and 289-E-55. The proposed revision to Parcel 289-J-85 meets the requirements in the "I/O" Zoning District. The proposed revision to Parcel 289-E-50 meets the requirements in the "B" Zoning District.

John Heyl from LSSE discussed the reasoning for the lot-line revision and consolidation. The Cooper-Siegel Library is acquiring the 1-acre parcel located at 405 Fox Chapel Road. The library is splitting the back portion of the parcel to be added to the Marous's property located at 407 Fox Chapel Road. This causes the consolidation of portions of 405 Fox Chapel Road into the Borough's property (leased to Cooper-Siegel) at 403 Fox Chapel Road and the Marous's property at 407 Fox Chapel Road, making 407 Fox Chapel Road conforming due to an increased front yard setback.

After review and discussion, Mr. Lauer motioned to recommend approval to Borough Council for the lot-line revision/consolidation subject to any recommendations from the Allegheny County Department of Economic Development.

The motion was seconded by Mr. Todd and passed by a unanimous vote.

There being no other business to come before the Board, the meeting was adjourned at

5:47 pm.

SHAWN M. PETERSON

Borough Secretary