

AGENDA

Planning Commission Regular Meeting

04/29/2025, 6:30 PM, Council Chambers

Eric Valcheff, Chair
Rhiannon Haller, Vicechair
Megan Winters
Alice Pescuric
Allen Biehler

1. Call to Order
2. Roll Call
-Allen Biehler Introduction
3. Approval of Minutes from the Meeting of 03/25/2025
4. Public Comment on Agenda Items (Only Crafton residents, property owners, or business owners may comment. Comments are limited to three minutes. Please refrain from personal attacks or obscene language.)
5. Lot-Line Revision Application
6. Business Development Committee Update
7. DCED Improvement Priorities Discussion
8. Zoning Discussion:
 - a. Resident Requests from April 2nd Open House
 - b. Thomas Street District Designation
9. New Business
10. General Public Comment (Only Crafton residents, property owners, or business owners may comment. Comments are limited to three minutes. Please refrain from personal attacks or obscene language.)
11. Adjourn

MINUTES

Planning Commission
Regular Meeting
03/25/2025, 6:30 PM, Council Chambers

Eric Valcheff, Chair
Rhiannon Haller, Vicechair
Megan Winters
Vacant Seat
Alice Pescuric

1. Call to Order

Chairperson Mr. Valcheff called to order the regular meeting of the Crafton Planning Commission, Tuesday, March 25, 2025, at 6:31 PM.

2. Roll Call

Mr. Valcheff recorded four (4) Members of the Commission present: Ms. Haller (via Zoom), Ms. Pescuric, Ms. Winters* (via Zoom), and himself, Mr. Valcheff. Also present were Director Tedesco, Solicitor Culhane, and Manager Price. **Ms. Winters arrived shortly after roll call.*

3. Approval of Planning Commission Meeting Minutes

Motion #1: It was moved and seconded (*Pescuric/Haller*) to approve the February 25, 2025, Planning Commission Minutes. Motion #1: carries by a unanimous vote (3-0).

Mr. Valcheff read a statement issued by the Planning Commission for the record so that it may be included in the minutes.

“In the last Crafton Planning Commission meeting, we examined a presentation on zoning conformity. The topic surfaced in response to community member concerns about how to help a particular neighborhood in our community (Thomas Street). We examined a thorough presentation from staff on conformance and what options might exist. This was an educational session. And while there was no inclination from the Planning Commission members to pursue this further, we took no action as we wanted to hear more public feedback”.

4. Public Comment on Agenda Items

Greg Wozniak, asked for clarification of the \$75,000 cost that Mr. Tedesco estimated for the subdivision analysis process.

5. Business Development Subcommittee

Ms. Pescuric noted that it was announced in January that the Commission was interested in creating a working group, the Business Development Subcommittee, that would be composed of residents and business owners. The subcommittee held their first meeting on March 18, 2025.

6. Subdivision of Land Process

Director Tedesco shared the outline of the Subdivision/Land Development process and cost analysis memo. He noted that the process for a Subdivision/Land Development is guided by the Borough Code and is used when an applicant intends to divide a parcel of land into multiple parcels. Manager Price noted that this process is also used to move or expand property lines or to combine two or more parcels into one.

Manager Price added that there is no appeal process for the applicant of the Subdivision/Land Development. He noted that Planning Commission or Borough Council may decide to deny the development and there is no recourse for the applicant.

7. Lot-Line Revision Application Briefing and Process to Follow

Mr. Valcheff opened for discussion the lot-line revision application that is expected for a parcel on Ewing Road.

Director Tedesco gave a brief description of the applicants' intended use of the property as they are requesting to expand a lot to allow for the construction of a new single-family dwelling and detached garage. He added that in this particular application, they would combine the preliminary and final application.

8. Zoning Discussion

Public Meeting Announced for April 2, 2025 @ 6:00 PM. Mr. Valcheff stated that this is an open public meeting, and all are welcome to attend.

Planning members discussed the goals intended for this meeting, such as the development of a FAQ memo that can show how the Zoning Draft aligns with the Thrive Plan that was developed previously and facilitating a constructive Q&A session for residents. The Planning Members encouraged the community to reach out to Staff and Planning Commission members prior to this meeting and communicate any concerns so they can be properly addressed at this meeting.

Conservancy District Designations

Manager Price spoke regarding the proposed changes to some conservancy districts, near Lawson Avenue and S. Grandview Avenue, that were designated as a conservancy due to the general slope and terrain of the properties at the time of the previous zoning. He stated

that changing the zoning district in these areas would make it easier for the owners of these structures to rebuild as a conforming use, if needed, as opposed to remaining as a non-conforming use.

Motion #2: It was moved and seconded (*Valcheff/Haller*) to approve changing the proposed Conservancy District in the areas of Lawson, Josephine and Rogers Avenues and S. Grandview Avenue to either CR (Community Residential) or NR (Neighborhood Residential) as stated in the Memorandum “[Increasing Conformity by Removing Properties from Conservancy Districts](#)” dated March 18, 2025.

Mr. Valcheff stated that this motion is only to approve of amending the draft plan and could be changed at a later date.

Motion #2: carries by a unanimous vote (4-0).

Ms. Winters circled back to item #5 of the agenda and announced the appointment of two new members to the Business Development Subcommittee, Danielle Oriola of Rooted Hair Studio and Angela Tempest of Tempest Original Custom Carpentry.

Solicitor Culhane shared a memorandum addressing the Right-To-Know concerns with the working group/subcommittee.

Ms. Winters brought to discussion an applicant that expressed the want to be a part of the Subcommittee who is a business owner on the Ingram Borough side of the Shopping Center.

Ms. Pescuric added that this individual would bring value to the discussions and plans of the working group. She noted that at this time the business owner has been accepted as an auxiliary member.

Planning Members continued discussing the importance of being in compliance with the Thrive Plan and the importance of the Shopping Center when it comes to business development.

Ms. Pescuric shared the list of members, how they are connected to Crafton, and a brief introduction and what skills and talents they bring to the committee.

9. Trails Study Committee

Mr. Valcheff gave an update on the Trail Study Committee and noted that the Committee Members reviewed the nine applications that were received from the RFP and added that a

recommendation will be going to the Borough Council to appoint a firm to complete the feasibility study.

10. General Public Comment

Cody Sheets expressed his support of the new construction of a single-family home on Ewing Road. He also stated that he would be an asset to the Business Development Subcommittee, as a business owner and the owner of two properties in Crafton and requested the Planning Commission members reconsider adding him to the committee.

Sarah Hedman spoke regarding the TOD district and the effect that the funding cuts to public transit may have on the planned changes to the areas in the proposed TOD district. She recommends that the Commission reconsider making any changes until the final plans for public transit are revealed.

Sandy Morris spoke regarding the discussion of the 25-square foot lot requirement and Thomas Street use conformity. She stated that using Thomas Street as an example is irrelevant as there are no minimum lot size requirements in the multi-use district. Ms. Morris added that she feels the 25-square foot requirement would not affect the values of surrounding homes as stated in previous meetings.

James Mangan spoke to clarify that non-conforming homes are already protected by the Zoning Code and allows for rebuild within a certain timeframe.

Jan Sweeney asked the following questions; Does the Borough have a list of businesses that are operating in Crafton, is there an update on 11 Fountain Street, and is there a report from the meeting with the School District regarding the athletic field?

Director Tedesco noted that there is a list of businesses that is a bit outdated, which the Borough is working on updating it. Manager Price stated that Crafton is in the process of obtaining an Administrative Warrant to access the home on Fountain Street. He also noted that Crafton has not recently met with the School District regarding the athletic field.

Mary Luxbacher spoke in support of the Borough purchasing the athletic field and developing it into a green space for the residents.

Crystal Boehm inquired about the acquisition of Bakers Acres and if the properties were in tax arrears. She also inquired about what expenses could be expected from the trail developments.

Manager Price stated that the property was purchased by the Borough from the Baker Family and that there were no taxes owed. Mr. Valcheff stated that it is too soon to estimate the cost of trail development.

Greg Wozniak spoke in support of keeping the athletic field in the possession of the Borough and opposes any development on that property. He also inquired about the upcoming meeting with the School District and asked if it will be a public meeting. Mr. Wozniak also inquired about the properties that were proposed to be changed from conservancy to a residential district.

Manager Price stated that the initial meeting will not be open to the public and it was established to encourage a process where the public can provide input into the future intentions of the property.

Karen Tomcik spoke in opposition of changing the frontage regulations and in support of keeping the athletic field a green space.

Steve (Inaudible) spoke regarding the state of the roads and the development of more affordable grocery store.

Marissa Tait spoke regarding the trees on Broadhead and the concern that they may injure someone.

Christin Sciulli asked for clarification of the history of the discussion on the athletic field.

Manager Price gave a brief background of the athletic field and the permitted use of the property. He noted that the Borough owns the portion of the property that is most valuable and can dictate the use based off of the zoning code.

Dave Supertzi inquired about the effect of business development in relation to the 25-foot lot size and noted that considering the grandfather clause all structures are conforming uses.

Lynn Salicce inquired about the potential increase in rental properties and how the Borough will address the concerns with blight and dilapidated buildings.

Chris Abbott stated that the athletic field property was willed to the children of Crafton by the original property owner.

Steve Shorthouse inquired about the intent to increase population density. He also asked what the monetary goal is for the sale of the athletic field from the School District.

Mr. Valcheff stated that those zoning questions will be addressed in the FAQ and the Public Meeting next week. Manager Price added that the last offer on the athletic field property was 3.5 million and does not see those expectations of the School District to change.

Manager Price responded to an online Q&A regarding the Ewing Road closure and noted that that would be a decision of the Borough Council, not the Planning Commission.

Richard Dixon inquired about the list of individuals on the Business Development Subcommittee, asked if the auxiliary member is also involved in any of Ingrams Committees, and asked if the anonymous donation was made by an entity or an individual.

Ms. Pescuric stated that the list of names were announced and made public. Mr. Valcheff noted that there is no evidence that the auxiliary subcommittee member is involved in any of Ingrams Committees. Manager Price stated that they cannot give any information on the anonymous donator.

Steve Crescenzo asked if an updated zoning draft will be provided prior to the meeting next week with tonight's changes and any other tracked changes.

Manager Price stated that they will prepare an updated document and if possible an updated map.

Ken Kretchman inquired if there are any plans for the old school property and noted that he is against the 25-foot lot proposal.

Manager Price stated that this property is privately owned.

Carla Poluha spoke regarding the 25-foot lot proposal and the potential increase in homeowners' insurance premiums.

Gerri Stewart inquired about the lack of grocery stores in Crafton and expressed her concerns about future use of the Funeral Homes if they would close.

Mr. Valcheff read the following comment to be entered into the public comment record:

Carolyn Marsh expressed support of the zoning draft update, targeting the potential to increase population and tax base and lower the hurdles for development and businesses.



Mr. Valcheff clarified that emailed concerns can be sent to planningcommission@craftonborough.com, jprice@craftonborough.com, and mtedesco@craftonborough.com.

Gorden Smith stated that, during his time on Council, it was revealed that the athletic field was placed in a trust with the intention of it being used for recreational purposes.

11. Adjournment

Respectfully submitted,
Carissima Kerns, Borough Secretary



COVER LETTER

From: Mike Tedesco, Community & Economic Development Director

To: Crafton Borough Council, Crafton Planning Commission, Crafton Lead Engineer, Crafton Zoning Officer, Crafton Solicitor, Allegheny County Director of Economic Development

Date: 04/22/2025

Subject: Subdivision Preliminary and Final Application: Lot Line Revision

Application Reviewers,

Attached is a lot line revision application pursuant to the Borough of Crafton's Subdivision and Land Development Ordinance, Chapter 197. The applicants are requesting a lot line revision to accommodate new construction of a single-family residential structure, detached parking garage, and related site improvements. The application packet is deemed administratively complete and ready for technical review and the formal consideration process.

The proposed lot line revision and related residential structure are located at 246 Ewing Rd., Crafton, PA 15205, parcels 68-J-102 and 68-J-112. The owner of the second parcel impacted by the proposed lot line revision is related to one of the applicants.

Crafton's Subdivision and Land Development Ordinance allows for dual "Preliminary" and "Final" approval of lot line revisions given their limited impact. Technical reviews and recommendations (Engineer and Allegheny County) are provided a review period of up to 30 days.

The Planning Commission may not consider the application until a written report from the Borough's licensed engineer is submitted that provides recommendations, if any, for conditions that may be applied to approval and forwarded to Borough Council. In the interim period between Planning Commission approval and Borough Council consideration, the applicant will accommodate and reflect potential conditions/revisions within their proposed plans.

Borough Council shall not consider the application without providing a 30-day review window for Allegheny County's "Planning Agency" (Department of Economic Development).



Please consider this letter notice that the review periods for both the Borough's licensed Engineer and Allegheny County has begun as of the date of this letter.

If the Borough's licensed Engineer returns a written report prior to Planning Commission's scheduled April 29th meeting, Planning Commission will consider the application at that time. Alternatively, the next regular meeting of the Planning Commission is May 27, 2025.

I will follow up individually with all technical reviewers to solicit their comments and recommendations.

Should you have any questions, please don't hesitate to contact me.

Thank you,

A handwritten signature in black ink, appearing to read "Mike Tedesco", is written over a light blue horizontal line.

Mike Tedesco

Attachment: Administratively Complete Subdivision and Land Development Application Packet



March 10, 2025

The Papinchak Bickford Plan Narrative

The owners of Tax Parcel 68-J-102 (house address No. 246 Ewing Road) and Tax Parcel 68-J-112 (a vacant parcel) in the Conservancy "S" zoning district would like to adjust the lot line between their properties via a subdivision.

Existing Conditions

The two properties are located on the southerly side of Ewing Road. The existing home at 246 Ewing Road (Tax Parcel 68-J-102) is to remain and will be on a smaller lot after the lot line revision. The owners of Tax Parcel 68-J-112 will eventually build a single-family home with detached garage. All utilities appear to be available at the road frontage. The total area of the parcels is 3.360 acres.

Proposed Development

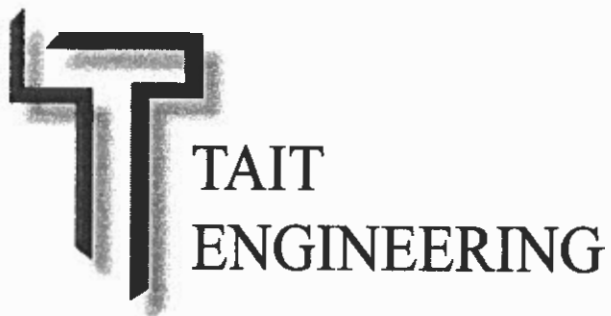
The goal of this project is to make Tax Parcel 68-J-112 larger and eventually construct a home and garage. The expanded lot width will allow for better house placement and additional privacy.

Zoning

No zoning variances are anticipated with this project.

Conclusion

This project does not create any new parcels and only re-plats the dividing line. Since there will only be one new single-family dwelling constructed, we anticipate any impacts to the existing neighborhood to be minor.



TRANSMITTAL

To: Crafton Borough

From: Douglas T. Tait

Date: March 10, 2025

Re: Papinchak Bickford Project

Enclosed please find the following:

- 15 copies subdivision application
- 15 copies narratives
- 1 full size subdivision plan
- 1 full size site plan (preliminary)
- 14 11" x 17" subdivision plan
- 14 11" x 17" site plan preliminary

(To be picked up by property owners and delivered to Crafton Borough 3-11-25)

Doug Tait, PE, PLS

Enclosures

908 Perry Highway, Suite 200 * Pittsburgh, PA 15229 * Phone: 412-364-6090 * Fax: 412-364-6716

Crafton Borough Subdivision and Land Development Application

TYPE OF APPLICATION

(Check All That Apply)

☐ Preliminary Subdivision
☐ Preliminary Land Development
☒ Combined Preliminary/Final Subdivision
☒ Subdivision of Less Than Three Lots

☐ Final Subdivision
☐ Final Land Development
☒ Combined Preliminary/Final Land Development
☒ Lot Line Revision

The applicant must submit documentation as outlined in Chapter 197 of the Crafton Borough Code of Ordinances, Subdivision and Land Development, as amended. An application will be considered incomplete unless or until the appropriate documentation is filed with the Borough and the application fee and deposit are paid in full. An application must be administratively complete 14 days before the regularly scheduled monthly Planning Commission meeting to be placed on that meeting's agenda for consideration. An administratively incomplete application will be returned to the applicant.

A. PROJECT INFORMATION

APPLICANT/OWNER

Name HEATHER PAPINCHAK, BECKY BICKFORD
Address 3751 MERLE ST.
City PGH.
State PA Zip 15204
Phone _____
FAX _____

REPRESENTATIVE

Name TAT ENGINEERING, INC.
Address 908 PERRY HWY.,
City PGH.
State PA Zip 15229
Phone (412) 364-6090
FAX (412) 364-6716

Title of Subdivision/Land Development THE PAPINCHAK BICKFORD PLAN
Location (address or general vicinity) 246 EWING ROAD
Description and Purpose of Application LOT LINE REVISION BETWEEN TAX
PARCELS 68-J-102 AND 68-J-112

Parcels _____ Acreage 3.360 Zoning District "S"

Gross Floor Area (Proposed Building) _____

Block/Lot Number(s) 68-J-102 AND 68-J-112

Please list any previously approved Subdivision/Land Development plans for the subject property (including citation to Allegheny County Plan Book, Volume/Page, if applicable) PARTLY COMPRISED OF LOTS 18, 19 & 20

IN PLYM OF LOTS LAID OUT FOR HOMESTEAD COMPANY (SECTION "D"), P.B.V. 5, Pg. 136

What is the applicant's interest in property affected (owner, agent, lessee, etc.) OWNER

NOTE: Applicant must submit a copy of the deed, lease, sales agreement or other contract providing interest in property with the filing of this application. If the applicant is other than the owner of subject property, then the signed consent of the property owner must accompany this application.

Will the applicant request any waivers from the Subdivision and Land Development Ordinance? No

If yes, the applicant must submit a waiver application for each request to accompany this application.

B. SITE DESCRIPTION

1. Present Land Use (i.e. Residential, Commercial, Vacant) RESIDENTIAL

2. What is the dominant land use and zoning within a 500-foot radius of the project?
(Single-family residential, multi-family residential, commercial)

SINGLE FAMILY RESIDENTIAL

3. Is the project located within 500 feet of, or contains: (Answer Yes or No)

a. A building or site on the National Register of Historical Place: NONE KNOWN

b. A building or site of community interest: NONE KNOWN

4. List any soil erosion problems currently present: NONE KNOWN

5. Has the site, or immediate area, ever been mined? Yes _____ No NOT KNOWN

If so, has reclamation been completed? NOT KNOWN

6. What, if any, attempt will be made to minimize removal of vegetation and/or mature trees?

N/A

7. Are there plans to replace vegetation removed during construction? N/A

8. What type of construction will be utilized? List number, size, and material.

Conventional N/A

Modular _____

Mobile _____

C. UTILITIES

1. Water source: Public ☒ Private (Well) _____

If private water source, please attach written report regarding water quantity and quality.

2. Sanitation System: Public ☒ Private (Septic) _____

If public, will tap-in occur to existing sewer lines? Yes ☒ No _____

If extension of public system, provide state DEP Number N/A

If private, please provide information regarding type of system, alternate system, testing and acquisition of permits, including required DEP permit applications.

3. What companies are providing Gas _____ Electric _____ ?

D. STORM WATER DRAINAGE IMPACT N/A

1. Streams within or contiguous to project area _____
2. Lakes ponds or wetland within or contiguous to project area _____
3. Method of collecting and transporting runoff _____
4. Type of pipe _____ Settling method _____
5. Has a Stormwater Management Plan been completed? _____

E. EROSION AND SEDIMENTATION IMPACT N/A

1. What is the steepest slope (%) on the property? _____
2. What is the steepest slope in the project area that is to be graded or disturbed by construction? _____
3. Is any grading proposed? Yes _____ No _____

If yes:

Maximum fill depth _____ Quantity _____ CY

Maximum depth of cut _____ Quantity _____ CY

If cuts and fills not in balance, identify source/disposal area: _____

If not benching, identify finished slope ratio: _____

4. Has an Erosion and Sedimentation Control Plan been prepared and reviewed? _____
If yes, please submit the Plan and attach any and all correspondence.

5. Is the disturbance more than one acre? Yes _____ No _____

If yes, has an application been submitted to the Allegheny County Conservation District for review? Yes _____ No _____

F. INFORMATIONAL DETAILS

Please attach any additional information needed to clarify your project. If there are, or may be, adverse impacts associated with the proposal, discuss avoidance measures (or lack thereof) and proposed mitigation measures which can lessen the adverse impacts.

The applicant/owner hereby certifies that the statements made herein and the representations contained in all accompanying drawings, documents and materials made part of this application are true and correct. The applicant/owner is responsible for reviewing and understanding all conditions and requirements and insuring compliance with all applicable Federal, State, County and Borough laws and regulations.

As the applicant, I hereby certify all of the above information is true and correct to the best of the applicant's knowledge.

DATE _____ APPLICANT'S SIGNATURE _____

If applicant is not the property owner, an Agent's Authorization Form must be included with this application

REPRESENTATIVE'S SIGNATURE

BET. J. T. T.

REPRESENTATIVE'S TITLE

ENGINEER

DATE

3-10-2025

STAFF USE ONLY		
File Number _____	Received by _____	
Date Received _____	Complete Application Date _____	
Payment Type _____	Fee Amount _____	
MPC Deadline _____		
Planning Commission Review _____	Planning Commission Recommendation _____	
Council Review _____	Council Decision _____	
Decision Letter Sent _____		
Plat Received _____	Plat Signed _____	Signed Plat Returned _____

C. UTILITIES

1. Water source: Public ☒ Private (Well) _____
If private water source, please attach written report regarding water quantity and quality.
2. Sanitation System: Public ☒ Private (Septic) _____
If public, will tap-in occur to existing sewer lines? Yes ☒ No _____
If extension of public system, provide state DEP Number N/A
If private, please provide information regarding type of system, alternate system, testing and acquisition of permits, including required DEP permit applications.
N/A
3. What companies are providing Gas _____ Electric _____ ?

D. STORM WATER DRAINAGE IMPACT

1. Streams within or contiguous to project area NONE
2. Lakes ponds or wetland within or contiguous to project area NONE
3. Method of collecting and transporting runoff DOWNSPOUT LEADERS
4. Type of pipe PVC, CPP Settling method _____
5. Has a Stormwater Management Plan been completed? NO

E. EROSION AND SEDIMENTATION IMPACT

1. What is the steepest slope (%) on the property? 47%
2. What is the steepest slope in the project area that is to be graded or disturbed by construction? 35%
3. Is any grading proposed? Yes ☒ No _____
If yes:
Maximum fill depth 6' Quantity _____ CY
Maximum depth of cut 10' Quantity _____ CY
If cuts and fills not in balance, identify source/disposal area: TBD
If not benching, identify finished slope ratio: 2:1 MAXIMUM
4. Has an Erosion and Sedimentation Control Plan been prepared and reviewed? NO
If yes, please submit the Plan and attach any and all correspondence.

5. Is the disturbance more than one acre? Yes _____ No ✓

If yes, has an application been submitted to the Allegheny County Conservation District for review? Yes _____ No _____

F. INFORMATIONAL DETAILS

Please attach any additional information needed to clarify your project. If there are, or may be, adverse impacts associated with the proposal, discuss avoidance measures (or lack thereof) and proposed mitigation measures which can lessen the adverse impacts.

The applicant/owner hereby certifies that the statements made herein and the representations contained in all accompanying drawings, documents and materials made part of this application are true and correct. The applicant/owner is responsible for reviewing and understanding all conditions and requirements and insuring compliance with all applicable Federal, State, County and Borough laws and regulations.

As the applicant, I hereby certify all of the above information is true and correct to the best of the applicant's knowledge.

DATE _____ APPLICANT'S SIGNATURE _____

If applicant is not the property owner, an Agent's Authorization Form must be included with this application

REPRESENTATIVE'S SIGNATURE _____

REPRESENTATIVE'S TITLE _____

DATE _____

STAFF USE ONLY		
File Number _____	Received by _____	
Date Received _____	Complete Application Date _____	
Payment Type _____	Fee Amount _____	
MPC Deadline _____		
Planning Commission Review _____	Planning Commission Recommendation _____	
Council Review _____	Council Decision _____	
Decision Letter Sent _____		
Plat Received _____	Plat Signed _____	Signed Plat Returned _____

Crafton Borough/Preliminary Subdivision and Land Development Application Checklist (Cont.)

For all applications which propose a subdivision, consolidation or land development for multi-family housing or commercial or industrial proposes, and for all other applications where the Borough Engineer deems the same necessary the following information also shall be required to be submitted as part of the preliminary application:

- N/A §197-303(D)(2)(a) Geologic Report
- N/A §197-303(D)(2)(b) Soils Conditions and Water Resources Report
- §197-303(D)(2)(c) Erosion and Sedimentation Control Plan
- ✓ §197-303(D)(2)(d) Report on Impact of Development on Existing Off-Site Streets and Facilities
- ✓ §197-303(D)(2)(e) Land Development Plan
- ✓ §197-303(D)(2)(e) (1) Zoning Classification
- ✓ §197-303(D)(2)(e) (2) Proposed Use, Location, Area, Height and Bulk of All Proposed Structures
- N/A §197-303(D)(2)(e) (3) Parking Area Layout and Spaces
- N/A §197-303(D)(2)(e) (4) Patterns of Pedestrian and Vehicular Circulation on the Site
- ✓ §197-303(D)(2)(e) (5) Location, Size and Specifications for Private Improvements
- N/A §197-303(D)(2)(e) (6) Location and Specifications for Lighting of Parking Areas and Walkways
- N/A §197-303(D)(2)(e) (7) Location and Types of Proposed Landscaping Materials
- ✓ §197-303(D)(2)(e) (8) Dates of Preparation and Revisions to the Plan
- ✓ §197-303(D)(2)(e) (9) Evidence of Preparation by a Registered Architect, Landscape Architect, Engineer or Land Surveyor
- N/A §197-303(D)(2)(e) (10) Stormwater Management Plan

Crafton Borough/Preliminary Subdivision and Land Development Application Checklist

As part of this application, the applicant must provide the required copies of all materials. The applicant must submit documentation as outlined in Chapter 197 of the Crafton Borough Code of Ordinances, Subdivision and Land Development, as amended. An application will be considered incomplete unless or until the appropriate documentation is filed with the Borough and the application fee and deposit are paid in full. **An application must be administratively complete 14 days before the regularly scheduled monthly Planning Commission meeting to be placed on that meeting's agenda for consideration. An administratively incomplete application will be returned to the applicant.**

- ☒ §197-303(A)(1) Fifteen (15) copies of application form
- ☒ §197-303(A)(2) Application Fee
- ☒ §197-303(A)(3)(a) Boundary and topographical survey
- ☒ §197-303(A)(3)(b) Proposed name
- ☒ §197-303(A)(3)(c) Name and address of surveyor
- ☒ §197-303(A)(3)(d) Name and address of developer and/or landowner
- ☒ N/A §197-303(A)(3)(e) Proposed street layout
- ☒ §197-303(A)(3)(f) Layout of lots, lot numbers and area of lots in square feet
- ☒ N/A §197-303(A)(3)(g) Parcels of land reserved for schools, parks, playgrounds and other public, semi-public or community purposes
- ☒ §197-303(A)(3)(h) Legend and notes
- ☒ §197-303(A)(3)(i) Front building lines
- ☒ §197-303(A)(3)(j) Graphic scale, north point and date
- ☒ §197-303(A)(3)(k) Location map
- ☒ §197-303(A)(3)(l) Contours
- ☒ §197-303(A)(3)(m) Existing streets and right-of-ways on or adjoining the site
- ☒ §197-303(A)(3)(n) Existing and proposed easements, locations, widths and proposes
- ☒ N/A §197-303(A)(3)(o) Proposed public improvements
- ☒ §197-303(A)(3)(p) Existing platting of adjacent land
- ☒ §197-303(A)(3)(q) Adjoining property owners' names and lot and block numbers
- ☒ §197-303(A)(3)(r) Tabulation of site data
- ☒ §197-303(A)(3)(s) Existing watercourses and other significant natural features
- ☒ N/A §197-303(A)(3)(t) Areas subject to periodic flooding
- ☒ §197-303(A)(3)(u) Zoning District
- ☒ N/A §197-303(B) Certification of Water Systems
- ☒ N/A §197-303(C) Traffic Impact Study
- ☒ N/A §197-303(D)(1) Covenants, Grants, Easements

Crafton Borough/Final Subdivision and Land Development Application Checklist

As part of this application, the applicant must provide the required copies of all materials. The applicant must submit documentation as outlined in Chapter 197 of the Crafton Borough Code of Ordinances, Subdivision and Land Development, as amended. An application will be considered incomplete unless or until the appropriate documentation is filed with the Borough and the application fee and deposit are paid in full. **An application must be administratively complete 14 days before the regularly scheduled monthly Planning Commission meeting to be placed on that meeting's agenda for consideration. An administratively incomplete application will be returned to the applicant.**

- ☒ §197-305(A) Fifteen (15)¹⁰ copies of application form
- ☒ §197-305(B) Application Fee
- ☒ §197-305(C) Copy of the Preliminary Plat
- ☒ §197-305(D) Fifteen (15)¹⁰ copies of construction plans for public and private improvements
- ☒ §197-305(D)(1) Conformity with design and construction standards
- ☒ §197-305(D)(2) Profiles of each street in plan and at least 200 feet beyond limits of plan
- ☒ §197-305(D)(3) At least three cross sections at intervals not to exceed 100 feet and extending 50 feet on each side of the street centerline or 25 feet outside of the street right-of-way, whichever is greater.
- ☒ §197-305(D)(4) All drainage easements over private property
- ☒ §197-305(D)(5) Location of all necessary sewers, manholes and catch basins
- ☒ §197-305(D)(6) Top and invert elevation of each inlet and manhole, together with grade of each sewer line
- ☒ §197-305(D)(7) Grade line, distance and pipe size of each line in the storm drainage system within the plan and any storm drainage system immediately adjacent thereto.
- ☒ §197-305(D)(8) All pipe sizes, bearings and distances shown by plan and profile
- ☒ §197-305(E) Performance security
- ☒ §197-305(F) Final covenants and restrictions applicable to plan
- ☒ §197-305(G) Fifteen (15)¹⁰ copies of final plat
- ☒ §197-305(G)(1) Accurate boundary line, with dimensions and bearings
- ☒ §197-305(G)(2) Accurate location of all existing and recorded streets
- ☒ §197-305(G)(3) Street names
- ☒ §197-305(G)(4) Complete curve data for all curves include in the final plat
- ☒ §197-305(G)(5) Street lines with accurate dimensions
- ☒ §197-305(G)(6) Lot numbers and dimensions
- ☒ §197-305(G)(7) Easements for public and private improvements
- ☒ §197-305(G)(8) Accurate dimensions and area of any property to be reserved for public, semi-public and community use.
- ☒ §197-305(G)(9) Location, type and size of all monuments and lot markers
- ☒ §197-305(G)(10) Name of subdivision, consolidation or land development
- ☒ §197-305(G)(11) Name and address of developer and landowner

**Crafton Borough/Final Subdivision and Land Development Application Checklist
(Cont.)**

- ☒ **§197-305(G)(12)** North point, graphic scale and date
- ☒ **§197-305(G)(13)** Certifications
- ☒ **§197-305(G)(14)** Final building lines
- ☒ **§197-305(G)(15)** Indentures, acknowledgements, endorsements
- ☐ **§197-305(H)** Certification of water system
- ☒ **§197-305(I)** Final covenants

NOTE: ALL SIGNATURES MUST BE MADE WITH A BLUE FELT TIP INK PEN !

CERTIFICATION OF OWNER - TAX PARCEL 68-J-102

We, William K. and Kathryn A. Papinchak, owners of the land shown on the "The Papinchak Bickford Plan" hereby accept this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Borough of Crafton. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

In witness of which, to this I set our hand and seal this ____ day of _____, 2025.
Attest:

Notary Public
William K. Papinchak
Kathryn A. Papinchak

CERTIFICATION OF NOTARY

Before me, the undersigned Notary Public in and for the State of _____ and County of _____ personally appeared the above named William K. Papinchak and Kathryn A. Papinchak, and acknowledged the foregoing adoption and dedication to be their act.
Witness my hand and notarial seal this ____ day of _____, 2025.

Notary Public

CERTIFICATION OF TITLE

We, William K. Papinchak and Kathryn A. Papinchak , hereby certify that the title to the property contained in the "The Papinchak Bickford Plan" is in the name of William K. Papinchak and Kathryn A. Papinchak and is recorded in deed book volume 7673, page 345.
I further certify that there is no mortgage, lien or other encumbrance against this property.

Notary Public
William K. Papinchak
Kathryn A. Papinchak

CERTIFICATION OF OWNER - TAX PARCEL 68-J-112

We, Heather Papinchak and Becky Bickford, owners of the land shown on the "The Papinchak Bickford Plan" hereby accept this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Borough of Crafton. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

In witness of which, to this I set our hand and seal this ____ day of _____, 2025.
Attest:

Notary Public
Heather Papinchak
Becky Bickford

CERTIFICATION OF NOTARY

Before me, the undersigned Notary Public in and for the State of _____ and County of _____ personally appeared the above named Heather Papinchak and Becky Bickford, and acknowledged the foregoing adoption and dedication to be their act.
Witness my hand and notarial seal this ____ day of _____, 2025.

Notary Public

CERTIFICATION OF TITLE

We, Heather Papinchak and Becky Bickford , hereby certify that the title to the property contained in the "The Papinchak Bickford Plan" is in the name of Heather Papinchak and Becky Bickford and is recorded in deed book volume 19817, page 594.
I further certify that there is no mortgage, lien or other encumbrance against this property.

Notary Public
Heather Papinchak
Becky Bickford

SURVEYOR'S CERTIFICATION

I certify that, to the best of my information, knowledge and belief the survey and plan shown hereon are correct and accurate to the standards required.

Date
Douglas T. Tait, PLS (Reg. No. SU-050050-E)

CRAFTON BOROUGH COUNCIL

The Borough Council of the Borough of Crafton gives notice that, in approving this plan for recording, the Borough of Crafton assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary
Chairperson

The Borough of Crafton agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Date
Authorized Municipal Official

Approved by the Borough Council of the Borough of Crafton, by resolution this ____ day of _____, 2025.

Secretary
Chairperson

CRAFTON BOROUGH ENGINEER

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Borough of Crafton, except as departures have been authorized by the appropriate officials of the municipality.

Date
Registered Professional Engineer
Reg. No. _____

DEPT. ECONOMIC DEVELOPMENT

Reviewed by the Allegheny County Department of Economic Development on this ____ day of _____, 2025.

Director

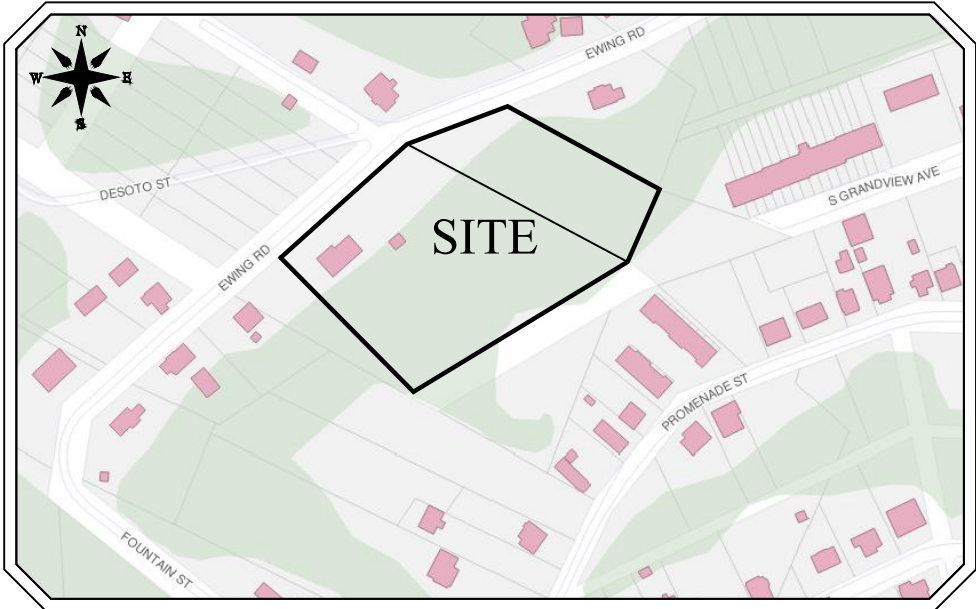
CERTIFICATION OF RECORDING

Recorded in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume _____, Page(s) _____
Given under my hand and seal this ____ day of _____, 2025.

Dept. of Real Estate

LOT AREA TABULATION		TOTAL
B&L: 68-J-112 Existing Area: 43,268.25 Sq. Ft. 0.993 Acres	B&L: 68-J-102 Existing Area: 103,088.88 Sq. Ft. 2.367 Acres	146,357.13 Sq. Ft. 3.360 Acres
LOT 1 Proposed Area: 86,584.33 Sq. Ft. 1.988 Acres	LOT 2 Proposed Area: 59,772.80 Sq. Ft. 1.372 Acres	146,357.13 Sq. Ft. 3.360 Acres

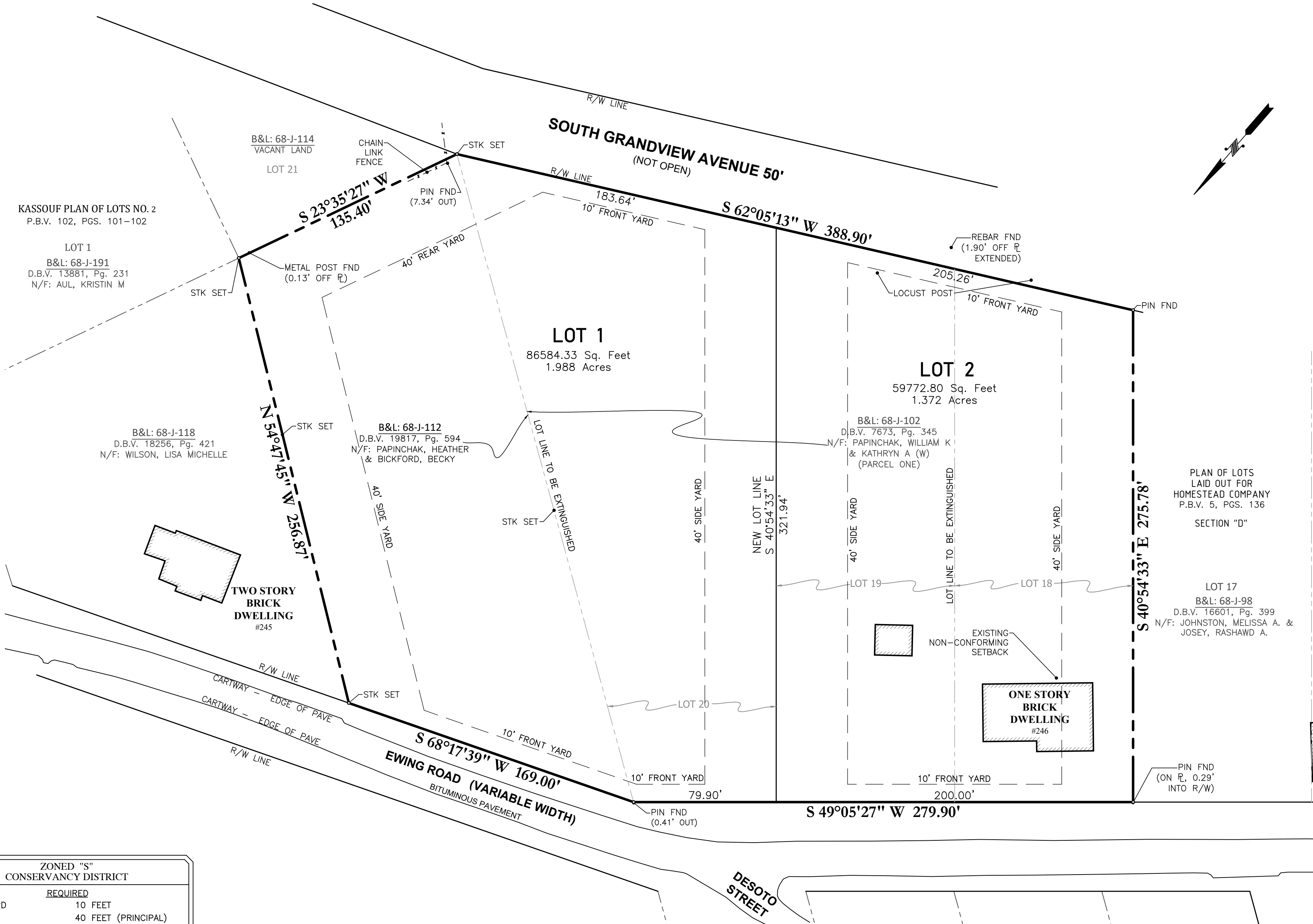
ZONED "S" CONSERVANCY DISTRICT	
REQUIRED	
FRONT YARD	10 FEET
SIDE YARD	40 FEET (PRINCIPAL)
SIDE YARD	10 FEET (ACCESS. STR.)
REAR YARD	40 FEET
MIN. LOT AREA	20,000 SQ. FT.
MIN. LOT FRONTAGE	100 FEET
MAX. IMPERVIOUS RATIO	30 PERCENT
MIN. DWELLING FLOOR AREA	1,200 S.F.



VICINITY MAP
NOT TO SCALE

OWNER INFORMATION:
HEATHER PAPINCHAK
BECKY BICKFORD
3751 MERLE STREET,
PGH., PA 15204

SURVEYOR/ENGINEER:
TAIT ENGINEERING, INC.
908 PERRY HIGHWAY
PITTSBURGH, PA 15229
412.364.6090



As of the date of this plan's approval by the approving authority, no development of any land contained in this subdivision or land development for any purpose requiring sanitary sewage facilities is planned. No portion of this property has been approved by the municipality of the Department of Environmental Protection for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system unless the municipality and the DEP have both approved sewage with the Pennsylvania Sewage Facilities Act (35 P.S. Section 750.1 et. seq.) and regulations promulgated thereunder. Prior to the transfer of any lot or property included in this plan, any purchaser should contact appropriate officials of the municipality, which is charged with administering the Sewage Facility Act, to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

PA ONE CALL NOTICE:

Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan.

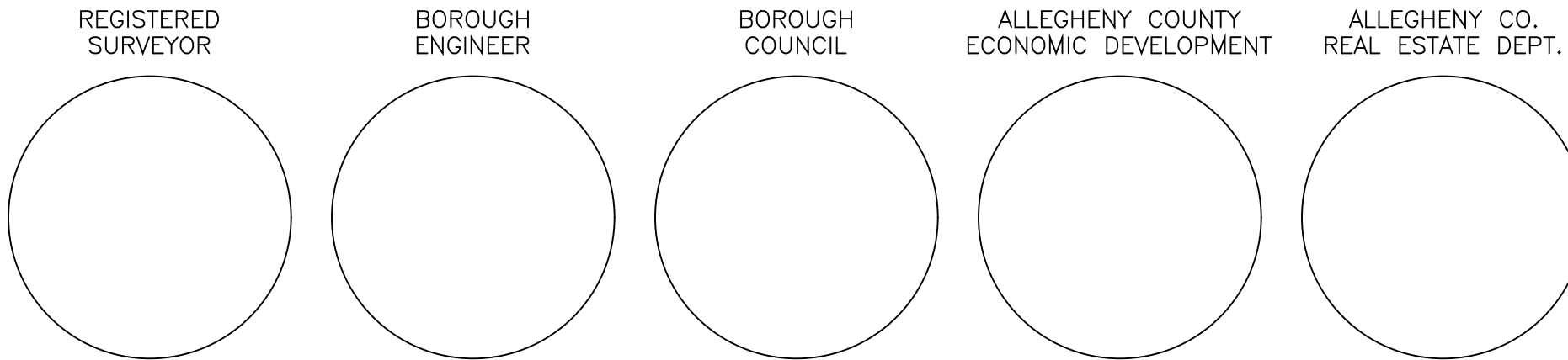
Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.

1-800-242-1776 SN:



SURVEY NOTES:

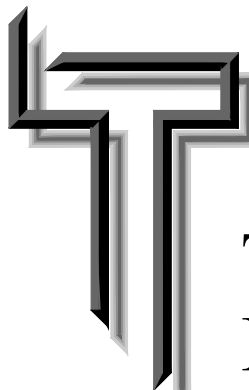
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
- Not all utilities located for this survey and not all utility companies have responded to placement of PA One Call. Additional utilities may exist and / or their respective easements.
- Horizontal control and bearings shown hereon are PA South State Plane NAD83.



THE PAPINCHAK BICKFORD PLAN
BEING A LOT LINE ADJUSTMENT BETWEEN TAX PARCELS 98-J-102 & 98-J-112, (TAX PARCEL 98-J-102 IS COMPRISED OF LOTS 18, 19 & 20 AND IN PLAN OF LOTS LAID OUT FOR HOMESTEAD COMPANY, SECTION "D", P.B.V. 5, PG. 136)
SITUATE IN:
Crafton Borough
Allegheny County, PA
MADE FOR:
Heath Papinchak & Becky Bickford
Ewing Avenue

Date: December 26, 2024
Scale: 1" = 40'
Drawn By: jtw
Reviewed By: DTT
File Number: 37088
CAD File: 24.0309
Revisions:

Registered Surveyor
Reg. No. SU050050 E



TAIT
ENGINEERING, INC.

908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taiteng@taitengineering.net



SURVEY NOTES

1. Property subject to any issues that may be revealed by a current and complete title report. (None provided)
2. Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
3. No utilities located for this survey.
4. Horizontal bearings and control shown hereon are PA South State Plane NAD83.
5. Verical data shown hereon is on the NAVD88 datum.
6. Topography is sourced from PASDA: Pennsylvania Western Lidar 2020 QL2; Contours - South.
7. Property subject to zoning setbacks and ordinances.

SITE NOTES

1. A lot line revision is proposed for Tax Parcels 68-J-102 and 68-J 112 which will expand the building area for 68-J-112 if approved. This will allow the proposed home, garage and driveway to move to the west.

OWNER INFORMATION:
HEATHER PAPINCHAK
BECKY BICKFORD
3751 MERLE STREET,
PGH., PA 15204

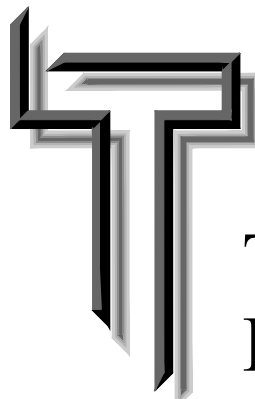
SURVEYOR/ENGINEER:
TAIT ENGINEERING, INC.
908 PERRY HIGHWAY
PITTSBURGH, PA 15229
412.364.6090

PRELIMINARY SITE PLAN

SITUATE IN:
**Crafton Borough
Allegheny County, PA**
MADE FOR:
**Heath Papinchak & Becky Bickford
Ewing Avenue**

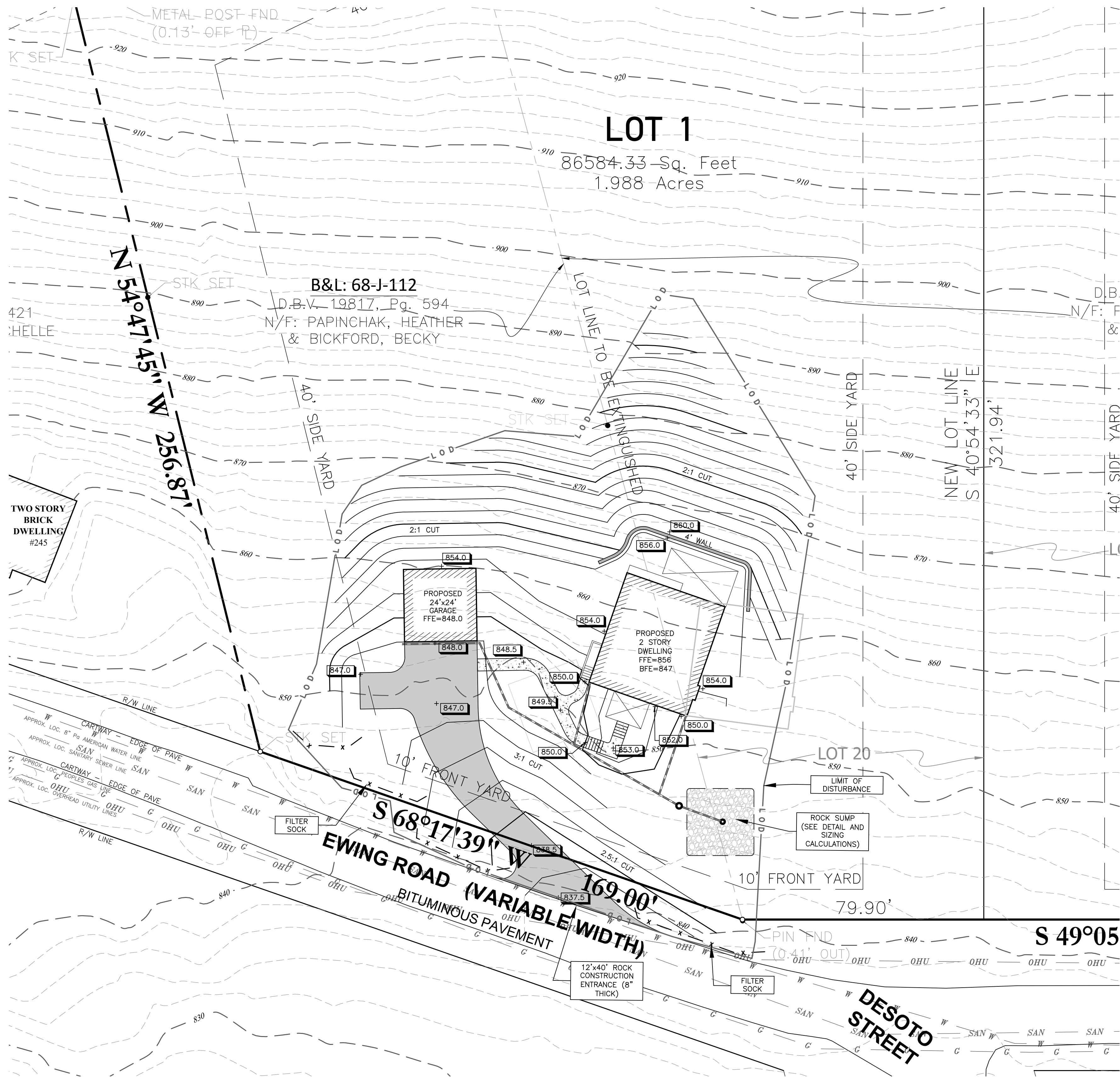
Date: December 26, 2024
Scale: 1" = 30'
Drawn By: jtw
Reviewed By: DTT
File Number: 37088
CAD File: 24.0309
Revisions:

Registered Surveyor
Reg. No. SU050050 E



**TAIT
ENGINEERING, INC.**

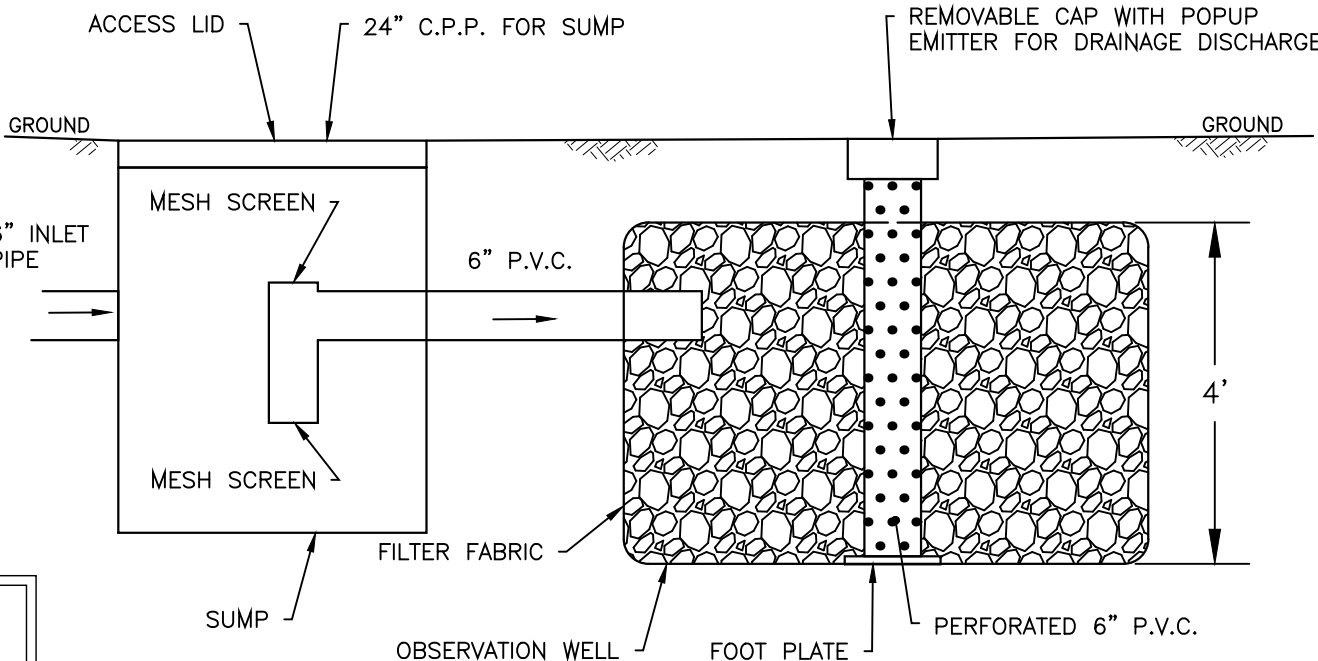
908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taitemg@taitemgengineering.net



ZONED "S" CONSERVANCY DISTRICT	
REQUIRED	
FRONT YARD	10 FEET
SIDE YARD	40 FEET (PRINCIPAL)
SIDE YARD	10 FEET (ACCESS. STR.)
REAR YARD	40 FEET
MIN. LOT AREA	20,000 SQ. FT.
MIN. LOT FRONTAGE	100 FEET
MAX. IMPERVIOUS RATIO	30 PERCENT
MIN. DWELLING FLOOR AREA	1,200 S.F.

ROCK SUMP NOTES

1. Rock sump shall be constructed of AASHTO #57 Limestone, 2B gravel, or approved equivalent.
2. Wrap sump on all sides with PennDOT Type B non-woven geotextile material.
3. Dry sumps in fill areas are not permitted.
4. No 90° elbows permitted on cleanout installations.
5. Cleanouts shall be located just before any horizontal bends.
6. All pipe and fittings shall be ASTM D2729.



SEEPAGE PIT IS TO BE AT LEAST 5 FT FROM THE PROPERTY LINE

ROCK SUMP / SEEPAGE PIT DETAIL
N.T.S.

ROCK SUMP DESIGN CALCULATIONS

Impervious Surface Calculations

LOT 1:

House footprint: 1799 sq. ft.
Garage: 576 sq. ft.
Driveway: 2037 sq. ft.
Sidewalk: 317 sq. ft.

Total proposed impervious surfaces: 4,729 sq. ft.

Dry Well Sizing Calculations

Runoff volume, assuming design for 2" of runoff:
 $(4729 \text{ sq ft})(\frac{1}{2}) = 788 \text{ cu. ft.}$

Required sump volume, with 40% voids:
 $788 / 0.4 = 1,970 \text{ cu. ft.}$

Rectangular dry well design:
 $L \times W \times H = (22.2')(22.2')(4') = 1,971 \text{ cu ft}$
 $1,971 \text{ cu ft} > 1,970 \text{ cu ft}$, therefore ok.

SEEDING SPECIFICATION

LANDSCAPING NOTES

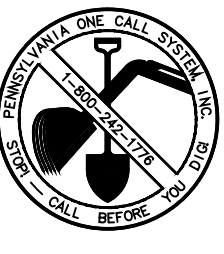
1. Trees and other landscaping items should be planted to avoid utility lines and sanitary lines/cleanouts, or any other utility conflicts.
2. Tree and shrub species may be changed to a City-approved equivalent.
3. Landscaping item locations may be slightly adjusted to fit site conditions.
4. Additional shrubs or other small plantings to be placed at developer's discretion.

LAWN AREAS	SPECIES:	80% Tall Fescue (Turf Type) 20% Perennial Ryegrass
% PURE LIVE SEED:	98, 98	%
APPLICATION RATE:	10+11	= 21 LB./1000 SY
FERTILIZER TYPE:	10-20-20	
FERTILIZER APPL. RATE:	140	LB./1000 SY
LIMING RATE:	800	LB./1000 SY
MULCH TYPE:	GRASS HAY OR CEREAL STRAW	
MULCHING RATE:	3	T./ACRE
SEEDING SEASON DATES:	APRIL THROUGH OCTOBER	

PA ONE CALL NOTICE:
Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan.

Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.

1-800-242-1776 SN:



SURVEY NOTES:

1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
3. Not all utilities located for this survey and not all utility companies have responded to placement of PA One Call. Additional utilities may exist and / or their respective easements.
4. Horizontal control and bearings shown hereon are PA South State Plane NAD83.
5. Sanitary sewer line is approximate - no mapping available at time of survey. Water and gas lines are scaled from available mapping. Utility line locations for proposed house to be determined by service providers.



GRAPHIC SCALE

OWNER INFORMATION:
HEATHER PAPINCHAK
BECKY BICKFORD
3751 MERLE STREET,
PGH., PA 15204

SURVEYOR/ENGINEER:
TAIT ENGINEERING, INC.
908 PERRY HIGHWAY
PITTSBURGH, PA 15229
412.364.6090

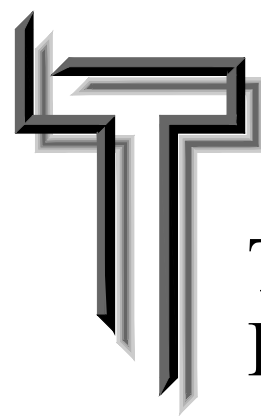
SITE PLAN - LOT 1

SITUATE IN:
Crafton Borough
Allegheny County, PA

MADE FOR:
Heath Papinchak & Becky Bickford
Ewing Avenue

Date: April 18, 2025
Scale: 1" = 20'
Drawn By: jtw
Reviewed By: DTT
File Number: 37088
CAD File: 24.0309
Revisions:

Registered Surveyor
Reg. No. SU050050 E



908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taiteng@taitengineering.net

TAIT
ENGINEERING, INC.

MEMORANDUM

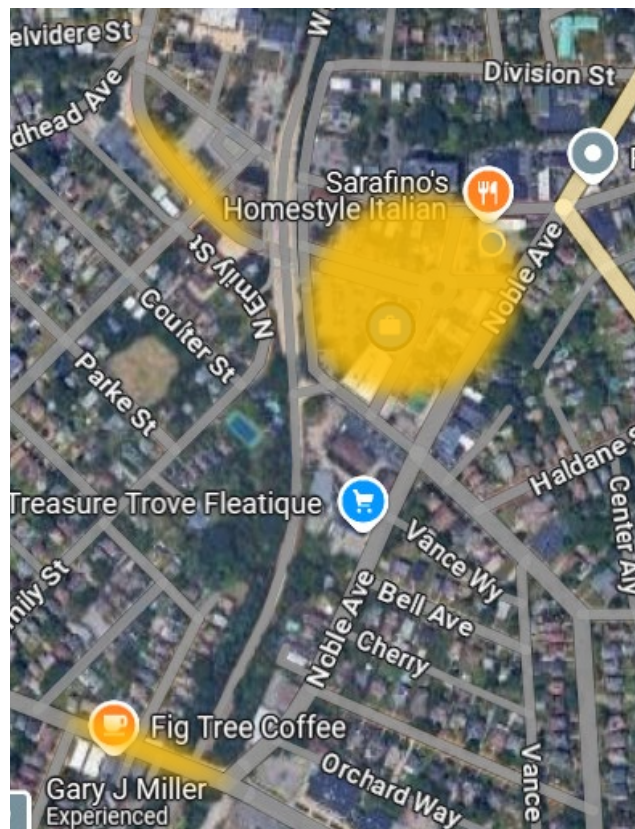
To: Crafton Infrastructure Committee
CC: Crafton Borough Council
From: Mike Tedesco, Community and Economic Development Director
Date: 04/14/2025
RE: DCED Grant Improvements

Background

This memo provides samples and cost estimates for possible sidewalk and street improvements outlined within our recently approved \$325,000 DCED Multi Modal Grant.

Possible Improvement Areas

Based on available funding, our geographic area of impact will be limited.



Itemized Possible Improvements

Item	Description
Bike Racks	Decorative sidewalk bike racks.
Circle Ped & Vehicular Painting	Create a safer circle intersection with new intersection painting.
Decorative Street Lamps	Pedestrian scale decorative sidewalk lamps.
New Landscaping for Circle	Designing and replanting circle landscaping.
Repaint the Flag Pole	Repaint the circle flag pole.
Sidewalk Planters	Decorative sidewalk planters.
Trash Cans	Sidewalk trash cans.
Twinkle Lights	Hanging string lights.
Wayfinding Sign at Busway	Directional signage at busway pointing people to different locations.

Trash Cans ≈ \$750



Bike Racks ≈ \$500 (higher for custom)



Sidewalk Planters ≈ \$400



Decorative Lighting ≈ \$7,000



String Lights



FREQUENTLY ASKED QUESTIONS

Crafton's Draft Zoning Code

04/01/2025

Q. Why and when did zoning become such a priority?

A. Adopting an updated zoning code was identified as a priority in Crafton/Ingram's 2017 Thrive Comprehensive Plan. The pursuit of a zoning code update for both boroughs is recommended several times throughout the Thrive Plan. One section is devoted to laying out goals for a zoning code update. In 2020, the commonwealth approved a grant for Crafton to write a new zoning code, which was funded in 2021.

In 2022, ZoneCo was selected as the consultant to help write the code. In September of 2022, a Zoning Diagnostic Report was written by ZoneCo. The Zoning Diagnostic Report took objectives outlined within the 2017 Thrive Plan and translated them directly to relevant zoning improvements that would facilitate meeting those objectives. Those objectives are as follows:

1. Facilitate vibrancy through flexibility to accommodate uses that meet resident and business needs, facilitate new and evolving uses, and facilitate a mix of commercial and residential uses where appropriate.
2. Enhance the public realm through high quality design standards that reflect and preserve the historic fabric, and thoroughfare and public space standards that facilitate vibrancy and accessibility.
3. Ensure compatibility between uses and implement effective means of buffering and transitioning between uses.
4. Protect and enhance natural resources and implement green/ low-impact design solutions where possible.
5. Ensure organizational efficiency through the exploration of opportunities for joint land use administration and enforcement. Ensure that enforcement is effectively addressing blight.

6. Facilitate pedestrian, bicycle, and transit utilization through the coordination of infrastructure and land use regulations.

A Zoning Steering Committee was established and worked through revisions to the draft code up until summer of 2024. Since then, ZoneCo's contract has expired and Borough staff have been managing the process.

Q. When was zoning last addressed in Crafton?

A. Crafton's current zoning code was adopted in 2004.

Q. What can zoning do?

A. A zoning code is the foundational law that controls how a borough looks and organizes land uses (i.e., single family home, apartment building, retail business are all 'uses'). Zoning controls where different types of land uses are located, sets minimum standards and rules for development (such as how far from the street a home should be located), and can require design standards and amenities for new development. If written to best practices, zoning can improve the following quality of life factors:

- Protect public health and safety
- Preserve historic neighborhoods
- Increase walkability
- Improve the small business environment
- Reduce blight
- Control and regulate AirBnBs/short-term-rentals and other nuisance uses

If a zoning code is outdated or poorly written, it will contribute to the following factors:

- Unregulated nuisance properties that lead to blight
- The decline of walkability
- The decline of community character
- Low/No investment in business districts
- Outdated basic environmental controls for erosion, buffering, and run-off
- Underutilized buildings

Q. What can't zoning do?

A. Zoning can't ban renters or rental units, can't stop future growth, can't ban LLCs from buying property or regulate them differently than other people, or force anyone to redevelop their property.

Q. Where are we at in the process of adopting the new code?

A. Crafton Planning Commission is reviewing and discussing the draft code now. When they are comfortable with it, they will vote to recommend (or not recommend) approval to Borough Council. Borough Council will then send the code to the County Department of Economic Development for a 45-day review. If there are no significant changes recommended, Borough Council will then start their approval process. Borough Council will hold two public hearings on the code before considering adoption. The two public hearings will take approximately a month if moving at the maximum efficiency.

Q. Are we adopting this zoning code to build more low-income housing?

A. No. The development community can build low-income housing now subject to our current zoning code if they wanted to. No one has approached the Borough to construct new low-income housing, nor is the Borough encouraging more low-income housing.

Q. Will elected officials or Borough staff financially gain from a new zoning code?

A. No. Elected, appointed, and executive leadership at the Borough are required to submit annual financial disclosures, which are open to public inspection. Perjury is the penalty for lying on the disclosure.

Q. Does Crafton's Planning Commission get paid?

A. No.

Q. Are there New York hedge funds awaiting adoption of the new code to buy properties all over Crafton?

A. Not to our knowledge. According to 2025 Allegheny County records, 87% of the residential properties in Crafton are owned by people in the 15205 zip code, and 95% are owned by people living in Allegheny County.

Q. Will reducing lot dimensions, namely reducing lot-width to 25 feet, attract more businesses to set up shop in Crafton?

A. Zoning codes do not change lot dimensions. Subdivisions processes change lot dimensions. Zoning codes have requirements for minimums that property owners and business owners must follow. In the new code, minimum lot sizes in Neighborhood Residential districts are 40 feet wide. In Crafton's two commercial districts, there are no minimum lot size requirements, which reduces the barrier for entry for new businesses, and therefore increases the probability that businesses will set up shop in Crafton.

Q. Why is Crafton's administration recommending initiatives that could result in increased density in the Borough?

A. Recommendations by members of the Zoning Steering Committee and Borough staff to increase housing options in Crafton's residential areas have been removed from the code or rejected by the Planning Commission. The new code does allow property owners in the commercial districts to provide housing above their ground level shops, which will potentially increase density.

Q. If we do nothing to the Zoning Code what happens?

A. Crafton's commercial districts will continue to suffer from unfulfilled potential. The historic commercial center has zoning requirements that will lead most properties to increased vacancies and blight. To build or significantly rehabilitate a property in the historic commercial center of town, a business owner is limited to constructing buildings that are at least 100 feet wide with 15-foot setbacks. This has prevented the Borough from attracting any significant investment in the recent past.

Q. If the Planning Commission is the recommending body for the zoning code, why does the Borough Manager and Economic Development Director oversee the process during Planning Commission meetings?

A. Planning Commission members are volunteers. Borough staff are paid to provide professional recommendations for any given topic based on analysis and best practices. Planning Commission and Council may accept or reject recommendations.

Q. Why do we need to tackle the entire zoning code at once instead of addressing specific needs as they are deemed an absolute necessity?

A. ZoneCo's 2022 Zoning Diagnostic Report pointed out usability issues with our current code, "Issues with organization tend to originate within individual sections where several different zoning issues are lumped together incongruously." And the language within the code "is language is sometimes verbose, confusing, or the intent is hard to discern." Additionally, new uses are not addressed in our current code, such as tap rooms and AirBnBs/short-term-rentals. The new code provides standards for those uses.

Finally, if a quality business approaches the Borough with interest in investing but cannot because our zoning is too restrictive, we will be in a reactive position and not prepared to cultivate the opportunity. Being proactive now streamlines the process later for when quality businesses approach the Borough.

Q. What are we doing about AirBnBs/Short-term-rentals?

A. Because our current code was adopted prior to AirBnBs/short-term-rentals existing, it does not regulate them. The new code has specific language to regulate short term rentals.

Q. Why are we spending so much time on zoning? Aren't there more important things to do?

A. The Borough is working on several initiatives and improving the zoning code does not preclude other priorities. Improving the zoning code will help enable the success of other initiatives, such as business recruitment, walkability, and nuisance property reduction. Borough Council and Planning Commission heard suggestions from the community to slow the process down, which has occurred, and numerous suggestions for improvement from individual community residents were incorporated into the new code. Because the zoning code is the fundamental law that guides the direction of new investment in a community, it takes time and lots of public feedback to get it right. There has been open public engagement and public meetings since 2022 for the zoning process, surveys, committees, legal analysis, and dozens (probably hundreds) of individual meetings on the topic.

Q. Does the Borough have any studies to show how the proposed zoning ordinance will affect the look and environment 5, 10, and 15 years out?

A. Within the new code, residential areas will look the same. The code changes in the commercial areas reflect best practices and will add potential for vibrancy with improved walkability and flexible design standards that will encourage investment, new shops, and new restaurants. These changes are contingent on market demand and the Borough's work to induce it. The new zoning code removes arbitrary barriers that currently make it difficult for new shops and restaurants to establish themselves in Crafton.

Q. Have any impact studies been performed to show how the proposed zoning revisions will benefit the Borough and its residents?

A. Yes, ZoneCo was an external consultant hired for their expertise. They have access to the necessary data and experience. Any independent studies would be beyond our fiscal capacity. Nothing precludes developers from coming into Crafton under our current zoning code to build new things, but they do not because Crafton is built-out, which means the cost of new development is too high. The new zoning code will provide the foundation for more investment by lowering artificial barriers within our commercial districts, but new investment is not guaranteed.

Q. What will happen to the zoning code if PRT reduces service to Crafton?

A. Probably nothing. Crafton's Transit Oriented Develop District is zoned to encourage mixed use development with street level shops/restaurants and residential on the upper levels. Easy transit access is a great asset but does not preclude mixed uses.

Q. How are we going to manage our parking challenges?

A. The new zoning code maintains parking regulations but significantly simplified them for easier implementation. Zoning codes do a bad job of addressing current parking challenges. For instance, many of Crafton's residential streets were built before parking garages were a priority. Therefore, street parking is a challenge. Short of implementation of a parking management system within the residential areas, the challenge will remain the same. Within Crafton's historic commercial district, parking is not a challenge. Implementation of a parking management system within a commercial area is an indicator the commercial area is in demand, and therefore a good problem to have. Crafton does not have that good problem yet.

MEMORANDUM

To: Crafton Planning Commission
CC: Crafton Borough Council
From: Mike Tedesco, Community and Economic Development Director
Date: 04/24/2025
RE: Suggestions from the April 2nd Open House

Background

This memo outlines residents' suggestions from the April 2nd zoning open house. Forty-three people signed-in to the event.

Suggestions

- Consider switching the 11 parcels on Grandview that were originally Conservancy, then switched to Neighborhood Residential, back to Conservancy due to soil conditions on the backsides of the parcels that are more likely to be unstable.
- Is it possible to define and provide regulations on “medium term rentals,” e.g., traveling nurses and traveling contractors? Short Term Rentals (including Air BnBs) are defined as being less than 30 days of occupancy and are restricted to our commercial districts. What can we do to reduce the nuisance impact (parking, noise, ill-maintained properties) of medium-term rentals?
- Section § 225-11 Buildings Exempt from Regulations: Is there a way to refine the wording to make the exemption specific to emergencies?

This chapter shall not apply to any building of the Borough or extension thereof, or to the use of any premises by the Borough, if the Borough Council shall decide, during a public meeting, that such building or extension thereof, or such use of any premises, is reasonably necessary for the convenience or welfare of the public.

- Change the Linden properties (school district and borough properties) from Community Residential to Active Park.
- Consider a Thomas Street overlay to remediate the nonconforming lot size challenge.