



PLANNING COMMISSION MEETING
AGENDA
November 19, 2026
7:30 PM

The meeting will be held in the **Penn Hills Municipal Building, Council Chambers, 102 Duff Road, Pittsburgh, PA 15235**, to consider the following:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES: October 22, 2026

CONDITIONAL USE:

1. The applicant is requesting an expansion to the existing Conditional Use permit. The proposed utility building will serve as an accessory structure to the principal building as an expansion to the conditional use of the property and will be used exclusively for the storage of trucks and equipment associated with the property's existing use.
 - a. **SITE PLAN #562:** The applicant, Mr. Keith Gindlesperger, of HF Lenz Co. is requesting site plan approval on behalf of Duquesne Light Co. (Beth Levinger) located at 1800 Seymour St, Pittsburgh, PA 15233 for the proposal to construct a 9,500 square foot (190-foot long by 50-foot wide) pre-engineered metal building that will be utilized as a utility storage building. The project involves construction of the building, reconstruction of the parking lot, stormwater management installation, and other miscellaneous site improvements. The property is in the R-1, Single-Family Residence Zoning District. Located at 469 Hershey Rd, Pittsburgh, PA 15235. Lot and Block 634-J-077.

CONDITIONAL USE:

2. The applicant is requesting a conditional use permit for a Planned Residential Development. The reason for the request is that the site, and the surrounding neighborhoods are zoned R-1 where Planned Residential Developments (PRD) permit Conditional Use.
 - a. **SITE PLAN #563:** The applicant, Northwest Land 1008 LP is requesting preliminary site plan approval to propose the construction of a Planned Residential Development that will consist of 255 townhouses to be constructed in three phases on behalf of the property owner, Mr. Frank Zokaite, located at 375 Golfside Dr, Wexford, PA 15090. The present zoning district is R-1, Single-Family Residence District. Lot and Block 535-G-242. An address has yet to be established as this will be a new development. Phase 1 will be the two (2) cul-de-sacs to be accessed from Idaho Avenue and Hulton Road. Phase 2 and 3 will be accessed from Indiana Rd and Glenhurst Dr.
 - b. **MODIFICATION:** The applicant is requesting a waiver to allow for the installation of asphalt wedge curb instead of concrete curbing and to reduce the minimum cartway and length of the cul-de-sac. The reason for this request is residential street safety. The measurements listed below are the code requirements
 - i. **Minimum Cartway:** 27'- 6"
 - ii. **Concrete curb:** 8" wide
 - iii. **Cul-de-sac streets:** Minimum cartway 25' and No Cul-de-sac shall be longer than 600 LF.

ADJOURNMENT:

All interested residents are invited to attend. Further information may be obtained by contacting 412-342-1173.

Any Person with disabilities requiring accommodations to participate in the proceedings, are requested to call 412-342-1173, 48 hours prior to the meeting to discuss how we may meet your needs.

Hearing impaired may contact the Municipality through the State Relay Office at 1-800-654-5984 or 711.