

Legal Advertisement to be published in the Local Xtra, (Penn Hills) Edition of the Pittsburgh Post-Gazette November 6, 2025, and on November 13, 2025

**LEGAL AD
MUNICIPALITY OF PENN HILLS
PLANNING COMMISSION MEETING**

On Thursday, November 20, 2025, the Planning Commission of the Municipality of Penn Hills will meet at 7:30 PM, in the Penn Hills Government Center, Council Chambers, 102 Duff Road, to consider the following:

LOT SUBDIVISION:

The applicant, Mr. James Wilkinson, of Tait Engineering, Inc. is requesting subdivision approval for a two (2) lot commercial subdivision on behalf of the property owner, Mr. Micheal Garofalo, of Hancock Capital Investments LLC. The existing structure will be split into two separate lots. The property is located at 6347-6353 Leechburg Road, Verona (Penn Hills), PA 15147. The Lot and Block number is 536-K-389. Lot 1 is a vacant lot and Lot 2 has an existing multi-family structure of 11 townhomes, and an existing single-family dwelling. The Zoning Classifications are R-1, Single Family Residence and R-5, Garden Apartments Residence.

LOT SUBDIVISION/CONSOLIDATION:

The applicant, Mr. Joe Bertucci, Developer of Clean Express Auto Wash, LLC, is requesting subdivision approval to consolidate two (2) existing tax parcels into one (1) lot to demolish and construct a 93,808 square foot auto laundry facility (car wash). The property is located at 11735 Frankstown Road (Penn Hills), PA 15235. The Lot and Block numbers for these two separate parcels are 449-K-140 and 449-K-133. The Zoning Classification for this property is B-2, Community Business District.

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.