

Bell Acres Planning Commission
Monday, February 24th, 2025
Meeting Agenda

Meeting Time – 6:00 p.m.
Big Sewickley Creek Fire Hall

I. Call to order

Election of Secretary for the Planning Commission during CY 2025.

II. Public comment period - Comments are limited to five minutes.

III. Approval of draft January 27th, 2025 meeting minutes.

IV. New Business (if any)

Borough Council did not have any new items or issues for the Planning Commission.

V. Other Business

- Bell Acres Environmental Advisory Council - Update [J. Walliser]

- 2024 Annual Plan Preparation - Update [F. Johnson]

- Conditional Use Application for 267 Skrabut Lane - Update [F. Johnson]

A Public Hearing was held for Jeffrey Blunkosky's Conditional Use Application on Monday February 10th, 2025. Council approved his application with the Planning Commission's recommendation that the accessory building shall not be constructed prior to construction of the principal structure per the Planning Commission's recommendation [letter attached].

- Sewickley Heights Golf Club [SHGC] Update Re: Replacement Driving Range Fencing Along Backbone Road with a 50' Net [F. Johnson]

Lisa Fleming received an email from Brett Mucheck, General Manager at SHGC. He stated that the SHGC Board has decided not to allocate funds for the golf netting in 2025. Brett accepted another position and is leaving the Club at the end of February. In the future, he suggested we coordinate our discussions directly with the Club President until a replacement has been found.

Even though the Club's golf netting project is temporarily delayed, Lisa requested that we continue to discuss and include the Sports Safety Netting Section in the

revised fence ordinance.

- Bell Acres Field - Pending QVRA Traffic Plan Study & Potential Development Plan Changes Related to Ingress / Egress and Parking [S. Shoup]
- Bell Acres Field - QVRA Comments Re: Pending Updates to Fencing Ordinance

S. Shoup shared the draft fencing ordinance with the QVRA. The following are the comments received from Michael P. Riordan - a QVRA representative - regarding the draft zoning amendment.

Hi Scott,

Thank you very much for sending this over.

I think this language looks just fine and is reasonable. The only thing to note is that for the proposed new soccer field (which obviously has to go through a comprehensive series of reviews and approvals), it is likely that safety netting would need to be installed behind one of the goals to prevent balls from being launched over the hill and potentially into traffic.

I only note that because soccer was not explicitly called out in the language of the ordinance though I'm not sure that it would need to be. The language covers other types of sports equipment beyond baseball. The net that would be anticipated with this would adhere to all of the guidelines outlined in the ordinance.

Please let me know if you have any questions or if you would like to discuss further. Thank you.

- Discussion and Vote to Approve the Revised Bell Acres Fencing Ordinance [All Members]
- Next scheduled Planning Commission meeting: Monday, March 24th, 2025 at 6:00 p.m. at Big Sewickley Creek Fire Hall.

VII. Meeting Adjournment