



PENN HILLS PLANNING COMMISSION MEETING

AGENDA

OCTOBER 26, 2023

7:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES – SEPTEMBER 28, 2023

SITE PLAN # 548

1. Richard M. Territ of Territ Surveying and Design, LLC., agent for the owners of the property, Michael A. and Cindy L. Tedesco, is requesting site plan approval for the construction of a 1264 square foot addition to the existing building located at 7408 Saltsburg Road. The zoning classification is B-2, Community Business and the lot and block number is: 634-M-234. Penn Hills Subdivision and Land Development Ordinance 2136, Penn Hills Zoning Ordinance 2420, and Penn Hills Stormwater Management Ordinance 2642 of 2019 apply.

SITE PLAN #549

2. Dan Graper of Fahringer, McCarty, Grey, Inc., agent for the owner of the property, University of Pittsburgh Physicians, is requesting site plan approval for the construction of an employee parking lot to be located at 409 Rodi Road. The zoning classification is M, Mixed Use and the lot & block number is 450-L-67. Penn Hills Subdivision and Land Development Ordinance 2136, Penn Hills Zoning Ordinance 2420, and Penn Hills Stormwater Management Ordinance 2642 of 2019 apply.

SITE PLAN# 546 – MODIFICATION

3. Victor Rodriguez of Northwood Commons, LLC., 100 West Station Square Drive, Suite 350, Pittsburgh, PA 15219, proposed buyer of twenty-five (25) vacant parcels of land located on Penn Pleasant Drive, is requesting a modification to the previously approved site plan for the phase one portion of a multifamily development. The modification requested is for approval to construct a temporary “hammerhead” turn-around at the end of the proposed private road as opposed to installing a cul-de-sac with a private road. The zoning classification is R-5, Multi Family and the lot and block numbers are: 536-L-78, 536-M-4, 536-M-5, 536-M-6, 536-M-7, 536-M-13, 536-M-14, 536-M-15, 536-M-16, 536-M-17, 536-M-18, 536-M-19, 536-M-20, 536-M-21, 536-M-22, 536-M-23, 536-M-24, 536-M-25, 536-M-75, 536-M-77, 536-M-79, 536-M-81, 536-M-83, 536-M-85, 536-R-241. Penn Hills Subdivision and Land Development Ordinance 2136, Penn Hills Zoning Ordinance 2420, and Penn Hills Stormwater Management Ordinance 2642 of 2019 apply.

SUBDIVISION - MODIFICATION

1. Victor Rodriguez of Northwood Commons, LLC., 100 West Station Square Drive, Suite 350, Pittsburgh., PA 15219, proposed buyer of twenty-five (25) vacant parcels of land located on Penn Pleasant Drive, is requesting a modification to the previously approved subdivision plan that will include all of the Penn Pleasant Drive, with the subdivision. Twenty-five, (25) existing lots and Penn Pleasant Drive will be consolidated into 2 lots for the construction of a multifamily housing development that will be constructed in two phases. The zoning classification is R-5, Multi Family and the lot and block numbers are: 536-L-78, 536-M-4, 536-M-5, 536-M-6, 536-M-7, 536-M-13, 536-M-14, 536-M-15, 536-M-16, 536-M-17, 536-M-18, 536-M-19, 536-M-20, 536-M-21, 536-M-22, 536-M-23, 536-M-24, 536-M-25, 536-M-75, 536-M-77, 536-M-79, 536-M-81, 536-M-83, 536-M-85, 536-R-241. Penn Hills Subdivision and Land Development Ordinance 2136, Penn Hills Zoning Ordinance 2420, and Penn Hills Stormwater Management Ordinance 2642 of 2019 apply.

All interested residents are invited to attend. Further information may be obtained by contacting 412-342-1174 or 412-342-1172. Persons with disabilities requiring accommodations to participate in the proceedings are requested to call 412-342-1174 or 412-342-1172 48 hours before 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.