



**PLANNING COMMISSION MEETING
AGENDA
AUGUST 22, 2024
7:30 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES – May 23, 2024

CONDITIONAL USE

1. James Frederick of Social Enterprise Properties located at 100 S. Queen Street, Suite 230, Lancaster, PA 17603, acting in care of Gatesburg Development, Andrew Haines, Agent, is requesting Conditional Use approval for the redevelopment of the property at 200 Penn School Drive into a Senior Housing Development to include the construction of a three-story independent living apartment building with 48 units proposed. The applicant is also requesting a waiver of Section 11.5 I (14) and Section 5.30 A of Penn Hills Zoning Ordinance 2420 to allow the number of units to be 9 units per acre where 5 units are permitted. The owner of the property is Steven Mar of Langston LLC, 1939 Mission Blvd., Pomona, CA. The Zoning Classification for this property is R-1, Single Family Residential and the lot and block number is 365-S-68.

The above Conditional Use has been tentatively scheduled for consideration and approval at the September 16, 2024, Mayor and Council meeting at 7:00 PM in the Penn Hills Municipal Building, Council Chambers, 102 Duff Road.

SITE PLAN #551

2. Shawn Taylor, of Taylor Construction, located at 11743 Frankstown Road, Suite C, Pittsburgh, PA 15235, is requesting site plan approval for the phase 1A portion of the project to convert the former St. Bartholomew Church Rectory located at 111 Erhardt Drive into twelve, (12), Senior Housing Apartment Units. The owner of the property is Shawn Taylor, President of Penn Heights Dwellings LLC. The Zoning Classification for this property is R-1, Single Family Residential with the lot and block number 368-L-155-3. 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 #550 – RE-SCHEDULED FOLLOWING CANCELLATION OF THE 07/25/24
PLANNING COMMISSION MEETING**

1. Joe and Patrice Vigliotti of JPV Holdings, also known as Vigliotti Landscaping of 10250 Buchanan Road are requesting site plan approval for the expansion of their landscaping firm and contractor's storage yard which will include following improvements: 1). The expansion of the truck parking area. 2). The construction of a 72.25' x 40' truck garage. 3). The construction of an access drive from 10250 Buchanan Road to their business JOMAR Supply at 10133 Frankstown Road. The subject properties are situated in the following Zoning Districts: B-2 Community Business, R-2, Single Family Residential and C, Conservation. The lot & block numbers are 295-M-265, 295-M-245, 295-M-244, 368-E-334, 368-J-362, 368-J-215, 368-J-256, 368-J-268, 295-S-177, 295-S-207, 368-J-171, 295-S-150, 295-S-79, 368-N-60, 295-S-141, 295-S-141-1, 295-S-94, , 295-S-94-1. Penn Hills Subdivision and Land Development Ordinance 2136, Penn Hills Zoning Ordinance 2420, and Penn Hills Stormwater Management Ordinance 2642 apply.

The meeting will be held in the **Penn Hills Municipal Building, Council Chambers, 102 Duff Road, Pittsburgh, PA 15235**. All interested residents are invited to attend. Further information may be obtained by contacting 412-342-1174.

Persons with disabilities, requiring accommodations to participate in the proceedings, are requested to call 412-342-1174, 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.