

**FOREST HILLS BOROUGH
PLANNING COMMISSION
WEDNESDAY, FEBRUARY 17, 2016
7:30 P.M.**

I. CALL TO ORDER

- II. ROLL CALL** Norm Keller
Paul Kimicata
Lisa Michel
Scott McGraw
Alyssa Golfieri, Assistant Borough Solicitor

Quorum present

III. ADMINISTRATIVE

Call for a motion to approve the minutes from the January 19, 2016 meeting.
Moved by Mr. McGraw; Second, Lisa Michel. Unanimous approval.

V. NEW BUSINESS

1. AHI Development, Inc. (Action Housing) Conditional Use Application (1844 Ardmore Boulevard).

AHI Development, Inc. (Action Housing) is requesting conditional use approval related to: (1) the change in use of a structure on property located at 1844 Ardmore Boulevard in the Borough's S-2 Special District, currently designated as Allegheny County Block/Lot No. 299-P-170, from office/warehouse to mid-rise apartments; and (2) the utilization of off-site parking to fulfil the minimum parking space requirement applicable to mid-rise apartments. The application is made pursuant to Sections 27-304, 27-701.E, Table 27-1, and Part 9 of Chapter 27 of the Forest Hills Code of Ordinances, Zoning, as amended.

a. Applicant's Presentation.

Hal Coffey, Esquire of Blumling and Gusky
David Noss of RSH
Bill Utzman of Morris Knowles and Associates
Ron Ciotti of Action Housing

Proposed four story building, retaining the original structure and building additional stories.

So far, the project has a grant of variance from the ZHB.

Applicant does not have additional approvals from any other governmental agencies.

Last month, the project was not portrayed to the Planning Commission as low-income housing- question raised over whether project is for low-income residents. Ron Ciotti of Action Housing answered by stating that this program is LYTEC but not a subsidized building. Rents are 600 for 1 BR and 900 for 2 BR. Prospective tenants need to meet credit thresholds and afford the residence.

David Noss addressed the design elements. Elements include greater green space in the site development and separation of road traffic to eliminate pinch points.

The applicant is finalizing the design to meet LYTEC requirements. Front as exists plus additional fenestration. Adding metal cladding and brick piers for interest and to contend with a structural element just discovered.

Parking: There will be 12 spaces of interior parking and 12 outdoor parking spaces. Two spaces will be handicapped.

Cynthia Jampole from Trans Associates was present and discussed the Applicant's Traffic Study. The additional trips for the tenants based on trip generation for 41 units without adjustment for reduced automobile ownership with this population. Analysis was that capacity as C or better which is acceptable for suburban locations.

Recommended stop signs as per site plans. One lane in and one lane out. Parking study. Inquiry was made as to the comparison to the Ardmore Boulevard, finding a comparable population with similar public transit.

Facilities and Storm water: Access to public sewage tap in.

Landscaping: No specific screening requirements in S2, but landscaping and buffering due to retain the established mature trees, buffer screening at Ardmore and the new yard. Buffering also by virtue of the existent slope. Addition of sidewalk.

b. Planning Commission Questions.

Parking Study: Parking was compared to Centurion Commons which has 72 units, mostly 1 BR some 2BR. A higher density multiplier was observed there. Parking multipliers are different between apartments and condominiums (nationally recognized difference) per Ms. Jampole.

c. Public Comment.

- d. Call for a motion to Recommend Approval or Recommend Denial of the conditional use application seeking approval to: (1) change the use of a structure on property located at 1844 Ardmore Boulevard in the Borough's S-2 Special District, currently designated as Allegheny County Block/Lot No. 299-P-170, from office/warehouse to mid-rise apartments; and (2) utilize off-site parking to fulfill the minimum parking space requirement applicable to mid-rise apartments.

Motion to recommend approval by Mr. MaGraw; second by Mr. Kimicat. Unanimous vote in favor of recommending approval.

2. Short Street Opening Ordinance.

A few months ago, the Planning Commission reviewed a proposed subdivision submitted by the Borough for property located at 2065 Ardmore Boulevard and 2071 Ardmore Boulevard. As part of this subdivision, the Borough proposed to vacate a portion of Vine Alley (which was being used as parking) and open a new street immediately adjacent to the vacated street called "Short Street". In order to open Short Street as a public street of the Borough, the Borough must enact the proposed ordinance.

- a. Planning Commission Discussion.
- b. Public Comment.
- c. Call for a motion to Recommend Adoption or Recommend Revisions To the proposed ordinance opening "Short Street" as a public street of the Borough.

Motion to recommend approval by Mr. Magraw; second by Mr. Kimicata. Unanimous vote in favor of recommending approval.

3. Vehicle Rental and Storage Zoning Ordinance Amendment.

Borough Council, at its February 9, 2016 Committee meeting, authorized the transmittal of an ordinance establishing vehicle rental and storage facilities as a conditional use in the Borough's S-3 Special District and criteria and standards for the same to the Planning Commission for review and comment.

- a. Planning Commission Discussion.
- b. Public Comment.

Call for a motion to Recommend Adoption or Recommend Revisions To the proposed ordinance establishing vehicle rental and storage facilities as a conditional use in the Borough's S-3 Special District and criteria and standards for the same.

Motion by recommend approval by Ms. Michel; second by Mr. Kimicata. Unanimous vote in favor of recommending approval.

VI. COMMENTS

None

VII. ADJOURNMENT at 8:30 p.m.

Next Planning Commission meeting is March 30, 2016 at 7:30 PM