

**FOREST HILLS BOROUGH
PLANNING COMMISSION MINUTES
TUESDAY, JANUARY 19, 2016 7:30 P.M.**

I. CALL TO ORDER

In Attendance: Norm Keller, Marilyn Gelzhiser, Paul Kimicata, Lisa Michel
Scott MaGaw, Steve Greenberg and Alyssa Golfieri, Assistant Borough
Solicitor

II. REORGANIZATION

1. Call for a motion to appoint Norm Keller as Chairman for the Planning Commission for the year 2016.

Motion by Scott MaGaw; Second by Paul Kimicata; unanimous approval (6-0).

2. Call for a motion to appoint Scott MaGaw as Vice Chairman for the Planning Commission for the year 2016.

Motion by Paul Kimicata, Second by Steve Greenberg, unanimous approval (6-0).

3. Call for a motion to appoint Marilyn Gelzhiser as Secretary for the Planning Commission for the year 2016.

Motion by Paul Kimicata, Second by Steve Greenberg, unanimous approval (6-0).

III. ADMINISTRATIVE

1. Call for a motion to approve the minutes from the December 2, 2015 meeting.

Minutes approved as written.

2. Notice of tonight's special meeting was advertised pursuant to the requirements of the PA Sunshine Act.

IV. NEW BUSINESS

1. R-Stock Global Inc. Conditional Use Request (106 Yost Boulevard).

R-Stock Global Inc. is requesting conditional use approval related to the change in use of a structure on property located at 106 Yost Boulevard in the Borough's B-1 Business and MXO Mixed Use Overlay Districts, currently designated as Allegheny County Block and Lot No.373-N-200, from a multi-use building to apartments. The application is made pursuant to Sections 27-304, 27-503, and Part 9 of Chapter 27 of the Forest Hills Code of Ordinances, Zoning, as amended.

- a. Applicant's Presentation.
 - Albert Lu, President of R-Stock Global.
 - Property vacant for a long time.
 - Similar businesses would have local competition.
 - Best reuse seems to be 3 apartments.
 - Property has 7 parking spaces.
 - Needs conditional use approval because of the change in use.
- b. Planning Commission Questions.
 - How many parking spaces? Applicant confirmed 7 total parking spaces.
- c. Public Comment.
 - No public comment.
- d. Call for a motion to Recommend Approval or Recommend Denial of the Application.
 - Motion to recommend approval of the conditional use application by Paul Kimicata; second by Lisa Michel; unanimous approval (6-0).

2. Louis Sarantinoudis Variance Request (114 Rockwood Avenue).

Louis Sarantinoudis is requesting a variance from the prohibition on placing a fence in a required front yard of Sections 27-1002 of Chapter 27 of the Forest Hills Code of Ordinances, Zoning, as amended, in order to permit the construction of a fence on property located at 114 Rockwood Avenue, Allegheny County Block and Lot No. 300-S-18, in the Borough's B-1 Business and MXO Mixed Use Overlay Districts.

- a. Applicant's Presentation.
 - Need for fence as described in attached document submitted by Louis Sarantinoudis.
 - Hardship due to traffic and security.
 - Fence is 6 feet in height and made of wood.
 - Fence is located on front property line.
- b. Planning Commission Questions.
 - Is there room to walk or a sidewalk with the fence at its current location? No sidewalk along property; there is only a path on the road side of the fence.
- c. Public Comment.
 - No questions.
- d. Call for a motion to Recommend Approval or Recommend Denial of the Application.
 - Motion to recommend approval of the variance application by Scott MaGaw; second by Steve Greenberg; unanimous approval (6-0).

3. AHI Development, Inc. (Action Housing) Special Exception/Variance Request (1844 Ardmore Boulevard).

AHI Development, Inc. (Action Housing) is requesting special exception approval to permit the structure on a corner lot located at 1844 Ardmore Boulevard in the Borough's S-2 Special District, currently designated as Allegheny County Block/Lot No. 299-P-170, to exceed 35 feet in height. The application is made pursuant to Section 27-306 of Chapter 27 of the Forest Hills Code of Ordinances, Zoning, as amended.

a. Applicant's Presentation.

- 41 apartment units proposed for senior and veterans.
- There is not a set number of apartments designated for seniors and veterans; all will depend on demand.
 - Currently the Applicant anticipates 20 units for seniors and 20 units for veterans.
 - If time passes and there is not enough demand for one of the designated groups of tenants, the applicant will make the vacant units available to the other designation.
- One bedroom apartments are approximately 650 square feet in size and rent for the same will be set at approximately \$650 per month.
- Two bedroom apartments are approximately 900 square feet in size and rent for the same will be set at approximately \$800-1,000 per month.
- There will be four units in which the Applicant will offer low income tenants a \$200 subsidy (this is being offered in order to score the Applicant additional points on its funding application).
- Proposing 20-21 total parking spaces on property (10 under building; 10 on surface).
- Traffic study by Trans Associates is being conducted and will be available prior to Zoning Hearing Board meeting.

b. Planning Commission Questions.

- Concern over parking addressed.
- Is 20-21 spaces adequate to support 41 units plus guests?
 - Traffic study is currently being prepared by Trans Associates.
 - Planning Commission would like to review the traffic study; concerned 21 spaces will not be enough to accommodate 41 units of seniors/veterans.
 - Applicant noted that trend is seen where seniors rarely have cars; rely upon other means of transportation.
 - Applicant's legal counsel noted that Applicant has a hardship considering no other use on the property would be able to comply with the parking requirement without having to change the footprint of the building.
- Can the Applicant work out a deal with the neighboring property owner to acquire or lease additional space for parking?

- The Applicant is going to explore this option prior to the Zoning Hearing Board meeting.
 - Noted that an individual/family that can afford \$800-1,000 a month in rent is likely capable of affording a car.
- c. Public Comment.
- Kay Powderly (256 Cascade Road)
 - Questioned whether the Planning Commission special meeting notice was adequately advertised. Specifically questioned: (1) why neighboring property owners did not receive a copy of the notice; and (2) whether the Borough's use of the Trib for advertisement was proper.
 - Noted neighboring property owners may have concern over height of building and noise generated from the proposed use.
- d. Call for a motion to Recommend Approval or Recommend Denial of the Application.
- Motion to recommend approval of the special exception application by Paul Kimiata; second by Steve Greenberg; unanimous approval (6-0).
 - Motion to recommend approval of the variance application requesting relief from minimum required front yard setback requirement by Paul Kimiata; second by Lisa Michel; unanimous approval (6-0).
 - Motion to recommend approval of the variance application requesting relief from minimum required rear yard setback requirement by Paul Kimiata; second by Lisa Michel; unanimous approval (6-0).
 - Motion to recommend approval of the variance requesting relief from minimum required parking spaces conditioned upon: (1) Trans Associates' parking study findings provide that the parking proposed by the Applicant is adequate; or (2) the Applicant provides additional parking through an agreement with the adjacent property owner by Marilyn Gelzhiser; second by Paul Kiamata; unanimous approval (6-0).

V. COMMENTS

Next Planning Commission meeting is scheduled for February 17, 2016.

VI. ADJOURNMENT (8:50 PM)

Forest Hills Planning Commission,
January 19, 2016.

To whom this concerns,

Please allow the fence constructed to
remain at:

114 Rockwood Ave AKA 114 Yost Ave

Owner Louis Sarantinoudis

Lot and Block 300-S-18

For the following Reasons:

1. Fence Needed to provide security and reduce Liability. Pedestrians trespass thru property as shortcut to Ardmore Shopping Center and Kenmore ave and concern with

robbery due to unauthorized access to property.

2. Fence needed to prevent Salt dispersed by spreader on trucks during winter that damage soil in yard along Yost for owners garden.
3. Fence needed to block Headlights from vehicles that prevent owners from using living room.
4. Fence needed to keep debris garbage and various items littered from vehicles passing front of home.
5. Fence needed to reduce noise from vehicles which accelerate at home.

Owners requesting consideration for fence to remain for security and note that NO guard rails in front of home.

Thank you for your consideration.

Louis Sarantinoudis

ACTION-Housing inc.

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