

**GLEN OSBORNE BOROUGH  
MINUTES OF FEBRUARY 5, 2014  
PLANNING COMMISSION MEETING**

**CALL TO ORDER**

The meeting of Glen Osborne Borough Planning Commission was held in the Osborne Elementary School on Wednesday, February 5, 2014. Dominic Munizza, Chairman of the Planning Commission, called the meeting to order at 6:30 p.m. to discuss the Ferris Plan of Lots. Dominic Munizza recused himself because he was the engineer for Dr. James Ferris' Plan of Lots. John Orndorff proceeded to conduct the meeting.

The following individuals were in attendance at the meeting:

Planning Commission: Richard Carrier, Greg Curran, Dominic Munizza, John Orndorff

Officials: Secretary Diane Vierling, Mayor Barbara Carrier, Zoning/Code Enforcement Officer Nancy Watts, Solicitor Harlan Stone

Visitors: Dr. James Ferris 700 Tega Cay Road  
Russell Hemwall 702 Tega Cay Road

**FERRIS PLAN OF LOTS: 422-P-251 and 422-P-224  
SUBDIVISION OF TWO LOTS ON SYCAMORE ROAD & GRANDVIEW AVENUE**

Harlan Stone stated he recently heard that Allegheny County might be very stringent about "joint applications" and a Court Order might be required to remap lot lines and obtain new tax parcel numbers. Solicitor Stone will check into this.

John Orndorff led the discussion of the Ferris Plan of Lots by reviewing Nancy Watts' comments on her letter dated February 3, 2014 pertaining to the Subdivision of two lots on Sycamore and Grandview Avenue and lot line changes to 700 and 702 Tega Cay Drive, Block & Lot 422-P-224, 422-P-251, 422-P-304 and 422-P-302, Zoning District R-2. The following items need to be dealt with before the plan can be approved:

- Plans indicate a dedication of an additional right of way for a 15 foot width along Sycamore Road. This may improve utility placement, but the engineer shall have the final evaluation of such a dedication.
- Utility locations are not indicated on the plan.
- A portion of lot 422-P-224 (lot e) shall be deeded to Russell Hemwall and lot 422-P-302. This may be done, but the lot line between them must be erased. This would be required for the single family dwelling located at 700 Tega Cay Drive. Otherwise, the borough shall be permitting the creation of non-conforming lots, which violates the zoning ordinance. The owner of lot 422-P-302, Russell Hemwall, must be a part of this application to obtain approval of the plan. Solicitor Stone will consult Kay Pierce Project Manager, Allegheny County Economic Development, to find out the requirements.

- A chart should be on the plan that lists all the lot and block numbers of lots which shall have lot line changes and their resulting square footage.
- The location and material of all permanent existing and proposed monuments shall be indicated.
- The Certifications do not contain the same verbiage as described by Allegheny County Economic Development requirements.
  - a. There is not a dedication of the right of way.
  - b. There is no mortgage statement regarding the land.
  - c. The owner, engineer, and notary do not contain the exact wording required by Allegheny County.

John Orndorff proceeded to review the comments in a letter dated February 4, 2014, from the borough's engineer Ray Antonelli, Jr., pertaining to the Ferris Plan of Lots. Ray Antonelli, Jr. recommended that final approval of the proposed subdivision be withheld pending the receipt of comments from Allegheny County Department of Development, and the satisfactory resolution of the items listed below, as well as any comments/requirements of the Planning Commission.

#### **Subdivision and land Development Ordinance (SALDO) Compliance**

- The plan does not indicate the location of any survey markers. Survey markers must be installed in accordance with Article 10, Section 1002 of the ordinance.
- If the proposed lots will be served by a public water supply system (Aleppo Water) the applicant is required to present evidence that a certified public utility, a bona fide cooperative association of lot owners, or a municipal corporation, authority or utility has committed to serve the proposed plan in accordance with Section 503.1 of the PA Municipalities Planning Code.
- We have noted some minor corrections that need to be made to the plan to meet the latest requirements of the Allegheny County Subdivision and Land Development Ordinance. We will communicate the required corrections to the surveyor directly by way of a marked up copy of the plan.
- PA DEP requires that a sewage facilities planning module (component 3) must be processed through the Borough and approved by PA DEP for subdivision served by sewage collection, conveyance or treatment facilities.

**NEW BUSINESS**

At the conclusion of discussing the Ferris Plan of Lots, Dominic Munizza rejoined the Planning Commission members.

John Orndorff expressed concern regarding the condition of Sycamore Road. Mr. Orndorff reported that an engineering study was performed about a year ago examining the stability of the wall along Sycamore Road. After examining core samples, the study recommended spending \$250,000 to \$300,000 to make the wall stable. Mr. Orndorff stated that he thinks it is important to let the residents of Sycamore Road know about this situation. Mayor Carrier stated that trucks and water run-off from springs cause the most damage to Sycamore Road. Mayor Carrier stated this is a matter for the Public Works Committee to pursue.

The next Planning Commission Meeting will be held Wednesday, March 5, 2014 at 6:30 p.m.

**ADJOURNMENT**

There being no further business, on motion of Richard Carrier, seconded by Greg Curran, the Commission voted 4 – 0 to adjourn at 8:10 p.m.

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Diane Vierling, Borough Secretary