

Municipal Building
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Thomas M. Oliverio, Mayor
Mary E. Hess, Council President
Andrew J. Mathew III, Council Vice-President
Andrew C. Spencer, Borough Manager

ZELIENOPLE BOROUGH PLANNING COMMISSION

Wednesday, October 16, 2024

7:00 PM

MEMBERS

Doug Hilf, Chairman
Greg Young, Vice Chair
Mark Matusiak, Secretary
Phillip Troiani
Greg Peffer

STAFF

Thomas L. Thompson, P.E., Municipal Engineer
Jason Sarver, Zelienople Zoning and Code Officer

1. CALL TO ORDER
2. APPROVAL OF MINUTES (June 19, 2024)
3. NEW BUSINESS

A. LUTHERAN SENIOR LIFE

Passavant Campus has operated as a Group Residential Facility for over 100 years on this site. Currently the site contains detached single-family dwellings, duplexes, row houses and townhouses, multifamily apartment buildings, personal care apartments and a skilled nursing facility. Passavant proposes to construct three duplex units within the 35.029-acre parcel on a portion of land located in the Northwest quadrant of the parcel. The Applicant is seeking both Preliminary and Final Approval for Land Development.

B. ZELIENOPLE BOROUGH DOG PARK

The Zelienville Borough Community Park Committee and Advisory Board proposes to develop a dog park on the Borough-owned property located at the corner of Hazel Street and Front Street to enhance the community by providing a dedicated recreational space for dogs and their owners. This project aims to meet the demand for a safe, accessible, and well-maintained recreational area for dogs, thereby improving the quality of life and fostering a strong sense of community within the Borough. The Applicant is seeking Recommendation for Conditional Use Permit.

4. OLD BUSINESS

ZELIENOPLE HISTORIC DISTRICT

The Historic District Advisory Committee is seeking recommendations for the creation of the Zelienville Historic Overlay District. The purpose is to enhance historical values in structures located within the boundaries of the Overlay and promote the retention of community character through preservation of the local heritage by recognition and protection of historic and cultural resources. The Applicant is seeking Recommendation of Approval for Borough Council.

ADJOURNMENT