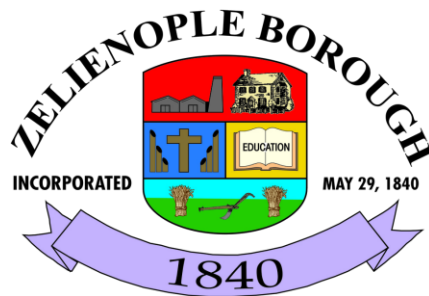


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Thomas M. Oliverio, Mayor  
Mary E. Hess, Council President  
Andrew J. Mathew III, Council Vice President  
Donald C. Pepe, Borough Manager

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## ZELIENOPLE BOROUGH PLANNING COMMISSION

Wednesday, April 19, 2023

7:00 PM

### MEMBERS

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

### STAFF

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

1. CALL TO ORDER
2. APPROVAL OF MINUTES (February 15, 2023)
3. NEW BUSINESS

#### **A. Glade Run Development Sewer Module- Component 4A (Municipal Planning Agency Review-Form 3800-FM-BCW-0362A)**

The 252 acre plot is the future development site of a 411 residential development community located in the south-westerly corner of Zelienople. The applicant requests the Planning Commission to review, add any necessary comments, and sign Component 4A.

#### **B. WBCA Future Administrative Building- Preliminary Land Development**

The lot is located in the C-3 Zone at 607 Market Street. This proposed Commercial use will be for location of the future WBCA Administration Building. On January 18<sup>th</sup>, 2023 the Planning

Commission approved the lot consolidation. The applicant is now applying for Preliminary Approval for Land Development.

**C. Boylan Lot Consolidation**

The applicant, Patrick Boylan is requesting that the Planning Commission allow the consolidation of two parallel lots into one lot. The two individual lots are located at 324 East Grandview and 328 East Grandview. The Funeral Home is located on 324 and a guest house is located on 328 East Grandview. The consolidation would allow construction of an addition to the main funeral home structure in order to accommodate two handicap accessible restrooms, embalming room, garage, and casket sales room. No additional utilities are required for the construction. The existing water, sewer and electrical services will come from the main funeral home structure.

4. OLD BUSINESS  
**NONE**

ADJOURNMENT