

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, November 20, 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 (October 16, 2024)
3. NEW BUSINESS

A. ZELIENOPLE PUBLIC LIBRARY- LOT CONSOLIDATION

This Consolidation Plan is situated on 0.501 acre with frontage on High Street. The property is in the C-1 Central Business District, TND and the C-1 Central Business Overlay District. The plan proposes to consolidate two (2) separate parcels into one (1) lot.

Tax Parcel No. 550-S2-BM15A, consisting of 0.257 Acre, is presently owned by the Zelianople Public Library Association. This parcel has frontage on South High Street and is developed with an existing 1 story building (Zelianople Area Public Library) thereon and is serviced by a public sanitary sewage system and a public water system. Tax Parcel No. 550-S2-BM15, consisting of 0.244 Acre, is presently a vacant lot owned by Zelianople Area Public Library. Tax Parcel No. 550-S2-BM15A and Tax Parcel No. 550-S2-BM15 are to be consolidated into one integral lot known as Lot No. 1, consisting of 0.501 Acres, (21,834 Sq. Ft.) upon the recording of this plan.

B. LUTHERAN SENIOR LIFE

Passavant Campus is in the Zelianople Borough, R-2, General Residential Zone. 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. A Conditional Use Permit is required for a Group Residential Facility in the Borough's R-2 Zone. The Applicant is seeking a recommendation for a Conditional Use Permit.

4. OLD BUSINESS

- NONE

ADJOURNMENT