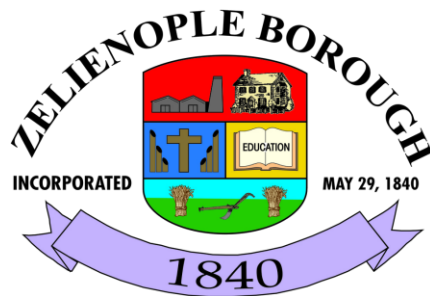


Municipal Building
111 West New Castle Street
Zelienople, PA 16063
724-452-6610 (Phone)
724-452-6613 (Fax)
zelieborough@zoominternet.net
www.zelieboro.org



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

ZELIENOPLE BOROUGH PLANNING COMMISSION

Wednesday, September 20, 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 (August 16, 2023)
3. NEW BUSINESS

A. Premier Custom Paint & Collision –

The applicant, Premier Land Holdings, LLC. is requesting both **Preliminary and Final Approval for Major Land Development** of existing Premier Custom Paint & Collision sited at 412 South Main Street, parcel # 550-S5-D4-0000, located in the C-1 Central Business District. The redevelopment has consisted of the demolition of two residential buildings and proposing the intention to expand existing shop with associated parking and site improvements. The development will also include the construction of stormwater facilities consisting of conveyance facilities and a stormwater basin (MRC). The anticipated construction start date is Fall 2023, and finish date is Spring / Summer 2024.

B. WBCA Administration Building –

Western Butler County Water Authority is located at 607 Market Street, parcel # 550-S4-A828. The applicant proposes to construct a new one-story building along Allegheny Street south from their existing facility. The new structure will allow the Authority's administrative functions to relocate to the new building. The construction includes a garage with facilities for the field crew and equipment.

- The applicant is requesting Planning Commission's Recommendation to attain the necessary **Conditional Use Permit** for use of Essential Services in Zones C-3 Heavy Commercial District & R-3 Urban Residential District
- The applicant is also pursuing approval for **Preliminary Land Development** and **Lot Consolidation** of their currently owned properties. The intent is to vacate undeveloped streets or alleys encompassed by WBCA property.

4. OLD BUSINESS

Commissioners continue to research the potential Historic Overlay District and possible revisions of the current Zoning Ordinance. No action to be taken.

ADJOURNMENT