

**Planning Commission Meeting**  
**Tuesday, April 29, 2025**  
**Public Meeting - 6:30 P.M.**

**CALL MEETING TO ORDER**

**ROLL CALL**

Keith Conover, Mel Cook, Paige Bevan

**PUBLIC COMMENT ON PLANS**

**1. 7-17 West Main Street, Carnegie, PA 15106 — Lot Consolidation**

a. **Lot and Blocks:** 103-R-154, 103-R-156, 103-R-158, 103-R-160, 103-R-162

i. **D2 — Cultural Zoning District**

1. **Carnegie Community Development Corporation** — (Property Owner)

2. **PHC TWO, LLC** — (Applicant)

a. **Proposed Use**

i. **Current Use**

1. Vacant Lot

ii. **Proposed Use**

1. Multi-Family Residential

A representative from J.R. Gales & Associates presented the lot consolidation plan which includes the consolidation of five lots into one lot to satisfy the Borough's SALDO. The plan is to develop the land in a phased concept to meet all Borough and Allegheny County requirements with the final result being ten rentable townhomes. The developer may have to appear before the Zoning Hearing Board and/or Borough Council for variances for the one structure to one lot requirement and in regard to the dimensions of the shared driveway.

**MOTION** by Planning Commission Member Paige Bevan to recommend approval of the lot consolidation to Council contingent on the review and approval from the Borough's engineer and the Allegheny County Department of Economic Development. Seconded by Mel Cook. All in favor. Motion passes.

**2. Lot Line Revision Plan**

a. **415 Miller Drive, Carnegie, PA 15106** (103-C-144)

b. **415 Wilcox Street, Carnegie, PA 15106** (103-C-146)

i. **R2-Residential District**

ii. **Richard and Mary Ann Pusateri** (Property Owner/Applicant)

1. **Current Use**
  - a. **Single-Family Dwelling**
2. **Proposed Use**
  - a. **Single Family Dwelling**

The property owner is requesting a reportioning of the property line as they wish to sell one of the homes. The Borough engineer noted several items that needed updated in their plans, however, everything else followed Borough requirements.

**MOTION** by Planning Commission Member Mel Cook to recommend approval of the lot line revision to Council contingent on the review and approval from the Borough's engineer and the Allegheny County Department of Economic Development. Seconded by Paige Bevan. All in favor. Motion passes.

2. **Carnegie Borough Comprehensive Plan Discussion (Continued)**
3. **Carnegie Borough Zoning Ordinance (Continued)**
4. **January 2025 Minutes (1/28/2025)**

**MOTION** by Planning Commission Member Mel Cook to approve the October 2024 minutes. Seconded by Paige Bevan. All in favor. Motion passes.

**PUBLIC COMMENT**

**ADJOURNMENT**