

Planning Commission Meeting
Tuesday, January 28, 2025
Public Meeting - 6:30 P.M.

CALL MEETING TO ORDER

ROLL CALL

PUBLIC COMMENT ON PLANS

1. 301 Franklin Avenue, Carnegie, PA 15106

a. Lot and Blocks: 65-E-100 and 65-E-80-0-2

i. R2 — Residential Zoning District

1. Carnegie Elementary School — (Property Owner/Applicant)

a. Proposed Use

i. Current Use

1. Elementary School

ii. Proposed Use

1. Elementary School

a. Building Addition/Remodel

Ginny Loaney from HRG and Cass Renninger from Draw Collective presented the Carnegie Elementary School renovation project. There will be an addition constructed on the back of the school for the creation of dedicated, functional classrooms and a multi-purpose space. This space will also accommodate pick-up/drop off before and after school hours and allow for a more secure campus. Additional work will be completed on the school grounds for a courtyard space, more parking, better accessibility, and pedestrian and car safety.

Planning Commission Member Keith Conover asked about pedestrian circulation patterns and how the plans address the new impervious surfaces. Ginny Loaney explained that students on the bus and visitors will enter the front of the building, but students being dropped off or picked up can use the back of the school. Security bollards will be removable during events and improvements to the parking lot and Lee Street will also assist with better pedestrian flow and safety. There will be landscaping and a storm basin to address water run-off and retention.

MOTION by Planning Commission Member Emily Moldovan to recommend approval of the plans to Council contingent on the review of the storm water plan and the approval of the Allegheny County Department of Economic Development. Seconded by Paige Bevan. All in favor. Motion passes.

2. 7-17 West Main Street, Carnegie, PA 15106

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

2. Vacant Lot

iii. Proposed Use

1. Multi-Family Residential

Kim Gales and Matt Stookey were in front of the Planning Commission to discuss their plans for the construction of ten townhomes on West Main Street. Kim Gales discussed that each residence will have a tandem two car garage and that garbage will be collected by individual pick up by Republic Services. Planning Commission Member Keith Conover asked about the design and architecture of the structure. Matt Stookey explained that the goal is to match the existing look of West Main Street and once the design stage is complete, it will be sent to the Planning Commission.

MOTION by Planning Commission Member Emily Moldovan to recommend approval of the site plan to Council contingent on the review and approval from the Allegheny County Department of Economic Development, KLH, and eventual lot consolidation. Seconded by Paige Bevan. All in favor. Motion passes.

3. 405 2nd Avenue, Carnegie, PA 15106

a. Lot and Blocks: 102-C-116

i. C2 — Commercial Zoning District

1. Grand Old Properties — (Property Owner)

2. Andy Redlinger (Applicant)

a. Proposed Use

i. Current Use

2. Two Family Residential

iv. Proposed Use

1. Garden Apartment

Andy Redlinger discussed plans to turn the current 2-unit residential structure into a 4-unit garden apartment. The property was significantly deteriorating and was vacant for a decade. To better fit the neighborhood and accommodate several renters, the owner would like to convert it into three two bed, 1 bath units and one 1 bed, 1 bath. Two units would be on the ground floor and two units would be upstairs with a shared corridor dividing each. Planning Commission Member Cook asked about the location of exits and doors. Mr. Redlinger explained that each unit will have two exits to meet code. There is street parking and plans to have seven additional spots behind the building on Golden Alley. Planning Commission Member Emily Moldovan explained that this agenda item is to consider granting a conditional use, not a variance. Also, it should be checked that there will not be any dwellings in the floodplain.

MOTION by Planning Commission Member Emily Moldovan to recommend approval of the conditional use to Council. Seconded by Paige Bevan. All in favor. Motion passes.

4. 303 Reamer Avenue, Carnegie, PA 15106 (Lot and Block 103-G-238)

a. R2 — Two-Family Residential Zoning District

i. RAL Construction, LLC — (Property Owner/Applicant)

1. Proposed Use

a. Current Use

i. Vacant Lot – Subdivided for construction of two single-family structures

b. Proposed Use

i. Vacant Lot – Consolidated for construction of single-family structures

Bill Limpert presented new plans to reconsolidate the lots that were subdivided last year to construct a single-family dwelling. Mr. Limpert will still retain the front yard set back that was part of the original design.

MOTION by Planning Commission Member Mel Cook to recommend approval of the lot consolidation to Council. Seconded by Paige Bevan. All in favor. Motion passes.

5. Carnegie Borough Comprehensive Plan Discussion (Continued)

6. Carnegie Borough Zoning Ordinance (Continued)

MOTION to enter into Executive Session to discuss several properties by Planning Commission Member Mel Cook. Seconded by Paige Bevan. All in favor. Motion passes.

MOTION to exit Executive Session by Planning Commission Member Mel Cook. Seconded by Paige Bevan. All in favor. Motion passes.

7. October 2024 Minutes (10/29/2024)

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

MOTION to adjourn by Planning Commission Member Paige Bevan. Seconded by Planning Commission Member Emily Moldovan. All in favor. Motion passes.