

Call to order at 7:03 pm

Attendance:

- Lydia Herring
- Kirsten Compitello
- Eric Valcheff
- Colton Chandler
- Russ, Borough Manager
- Phil Levasseur (joined a bit later)

Citizen comments: None

1. Review of Zoning RFP Submission from EPD:

Planning Commission reviewed the submission for the updated scope from EPD. The other firm previously selected as a top 2 contender decided to withdraw. The group agreed that EPD's budget is appropriate and Ingram agrees also.

Eric asked "What do they mean by design typologies and is that the design standards we want?". Kirsten and Lydia replied that it's unclear, as design standards are a vague term. The group discussed: Do we have design standards? We have some: setbacks, height, etc. Our current regulations do not specify architectural design details. Through the rezoning process, we will define uses, form restrictions, "guidelines" through the consultant process.

Phil Levasseur said that aesthetics are important and asked that we do regulate what buildings look like. In response, planning commissioners discussed that there is a midway between detailed aesthetics and no guidance. Design guidelines can be added, in part through process and/or added for districts once established later.

Planning Commissioners agreed that EPD is a local firm, the proposal is solid, and they seem capable. Eric motioned to accept the EPD proposal and recommend their selection to Council. All voted in favor.

2. Phil Levasseur presented a recap of his Etna Ecodistrict Tour

At the end of September, Phil met with the Etna mayor and heard about their process to become an Ecodistrict. Etna has historic flooding issues, a distressed business district, and stormwater overflows. They used a 319 grant through government to redo the corridor that paid for their stormwater infrastructure and redevelopment - this requires you infiltrate stormwater and put it back into system to avoid peak flows. Etna also used a variety of curb and drainage techniques to infiltrate water (see examples of their sidewalk decorative grates).

Phil said we should "Lay the groundwork". We need stormwater infrastructure too, and there is an opportunity in Crafton and Ingram. Infrastructure is an essential first step to make the business setting attractive to businesses. Crafton was just awarded funding and can pursue 319 funding also.

Phil also shared that Crafton Council, with the engineer's help, is seeking a multimodal grant through pennDOT. They have already started similar work to the Ecodistrict projects in Etna at S. Grandview. Gateway is Etna's engineer also. Our soil is more clay and shale than Etna, less absorbent. Crafton Borough has a new website for capital improvements projects.

3. Walkable Communities Grant

Walking on Ewing came up at the last workshop: great connection, terrible safety. Maybe add signs and reroute traffic. Kirsten commented that targeting cars will not be competitive for this grant, which amounts to \$3000. Russ suggested we improve the Clearview trail (Trolley trail). Eric suggested that we address mud, perhaps with crushed gravel. The Planning Commission will write a narrative for the grant.

Phil suggested that the planning commission spend time instead on multimodal grant due Nov. 6 through pennDOT. The planning commission determined that the walking grant, with a small funding amount, is not a priority but Kirsten/Eric will prepare it if time allows after the multimodal grant.

4. Workshop #3 prep

The Planning Commission is preparing a public workshop on October 28, so the final item for the evening was a review of the content. Key items we discussed and refined included: We must make it clear that Crafton only controls the front parcel. The school district owns the back. The reverter clause is very important. The school district needs an intergovernmental agreement to make this move forward - contingent on being a combined property.

The planning commission discussed the best wording, how much detail to get into, and order of slides. Compiling feedback at the end will be important. Also make sure we acknowledge the value of community institutions and assets - regardless of what goes on this site, respect the importance of the fields and address it.

Adjourn at 10:13