

Planning Commission Meeting – October 2019

Attending: Planning Commission - Lydia Herring, Rich Kraemer, Kirsten Compitello, Philip Levasseur

Call To Order: 7:05 PM

We will be looking for replacement for the vacancy on Planning.

Side Yard Application

We went through the story of the Milligans and why this property is up for Side Yard.

Application was approved and sent to council.

Zoning Ordinance Updates

4 firms replied to zoning rewrite request. Questions from meeting were sent to these 4 firms. Notes from these interviews were sent to council. On October 14 selected firms were given the chance to present to council. Lydia was there to present to council the choices made.

Phil asked if what council saw was identical to what the committee asked. A question was asked as to why local firm CodeMetrics was not there. They were not there because they were not chosen. The top 2 firms were shined more brightly. The 4 firms had varying degrees of qualifications.

Kirsten stated what differences we saw and who to talk to. Anthony (Anthony Saba) asked what the normal interview process was. Lydia answered with RFP first, Solicitor approval next, followed by borough approval, then the borough will choose the firm followed finally with public review. Kirsten stated that part of the proposal process was how they would interact with the public review and build off the COMP Plan.

HRG

The HRG approach was form-based. Kirsten stated that their experience in Western PA is small.

Phil then stepped in and mentioned that maybe we should not vote until we know the procedure. That we should understand more fully what we are asking before moving on. Lydia mentioned that we did not receive as many responses as we thought we would get. When asked about Baker in Pittsburgh she said there would be a conflict of interest with Kirsten on the committee, Kirsten agreed that if this was out longer we would have received more proposals. Thoughts were that because this went out in July that vacations played a part in this.

Lydia's summary of HRG was that they presented thumbnails of Google view . That they were more concerned with our thoughts on downtown and our goals than a presentation. They were OK with monthly meetings with staff and public. HRG suggested bringing in Real Estate agents and existing business for viewpoints.

EDP

EDP worked with other community rewrites. Carnegie and Robinson are notable close communities they worked with. They stated they had a GIS expert. EDP stated that they are currently working on 13 or 14 rewrite projects. Their focus is on real issues and look at what we want to achieve. They said that this would be a 5 month process before review. Kirsten pointed out that EDP is text heavy. Lydia said the presentation was a PowerPoint and they would be using InDesign Adobe for the project.

This led into a discussion on Procedure Standards.

Phil stated that he liked OHM because of their local work and understanding of Allegheny County. He then asked if they understand the local codes. It was stated the manager would address the local code questions. Phil emphasized again this needs to be discussed. Eric said that the final construction codes are adopted by council. Rich asked if this should be on the developer. Eric asked what is left out and what should be our approach. He asked if the design standards should be part of the proposal. Fred Amedola said this should be separate. Additional comments were made on Get-Go Property. Phil stated that the school board wants to know what WE would like to see there. He said that council should attend their meeting so that we are on the same page in regard to the sale and expectations. Kirsten stated that we should take these comment to the top 2 firms and ask them about this discussion.

OHM

They presented a flexible approach to form-based. Their background is in small communities. This is the firm involved with the Lower Hill project downtown. They want to pick 3 areas of Crafton to focus changes. They presented a Main Street approach. Their timeline would be 10 months to finish. Kirsten stated that she liked the OHM presentation the most She said that they (OHM) wanted to showcase Crafton. Rich said he liked the fact that they different communities with different outcomes and all positive feedback. He said that it seemed OHM could adapt to any size community.

<https://my.castandcrew.com>A vote was taken on which each member thought was best.

Phil – EPD

Rich – OHM

Lydia – OHM

Kirsten – OHM

Meeting adjourned at 8:16 PM

