

MEETING MINUTES FOR CRAFTON BOROUGH PLANNING COMMISSION

July 28, 2021

6:30 PM via Zoom

Crafton Commissioners: Kirsten Compitello (Chairwoman), Richard Kraemer (Secretary), Lydia Herring, Colton Chandler, Eric Valcheff

I. Call to order occurred at 6:35 pm.

II. Roll call

Rich Kraemer was not present. Eric Valcheff was present, Lydia Herring was present, Kirsten Compitello was present, and Colton Chandler was present.

III. Citizen comments

Greg Wozniak & James Mangan were in attendance; no comments

IV. Zoning status update

Kirsten recapped that the zoning is delayed in anticipation of a grant award. Crafton and Ingram are currently waiting on a DCED award that we have been told we are good candidates for receiving. The anticipated time frame is Fall 2021. The selected consultant (EPD) agreed to extend their previously set pricing at no additional cost, per a July 2021 extension letter addressed to the Borough Manager from EPD.

The Planning Commission discussed topics for educating the public on the need for zoning. Lydia shared a starter list about what could be a result of the zoning code update presented (below). Final shared information to the public will include supporting research, infographics, and concept definitions, as needed.

As next step, a special public meeting should be advertised to work on the content for the series of flyers; date TBD (end Sept/early Oct) Lydia will put a link to a shared ideation document into the Crafton Ingram shared folder.

Examples of press around zoning updates in local municipalities include:

- [De-Jargon Guide — CODE DORMONT](#)
- [Dormont to advertise new zoning system Pittsburgh Post-Gazette May 7, 2021](#)
- [Handful of Dormont residents ask council to rescind new zoning ordinance](#)

Flyer ideas shared by Lydia during the meeting include:

- i. Modernize old code.
- ii. Align code with community vision.
- iii. Add transit-oriented zoning districts to promote busway usage, walkability, and reduce automobile dependence and congestion.
- iv. Revisit parking minimums so that new developments are not required to build more parking than they need (e.g., Crafton-Ingram Shopping Center). Builders can be led by the market and not required to over build parking.
- v. Encourage desirable development that benefits our citizens and local economy. Conventional zoning practice of the past several decades has separated residential, retail, and office uses. Today, however, this zoning stands in the way of communities that want to create vibrant, walkable neighborhoods that mix these uses and give residents the option to walk to the store, walk to work, or own a home business.
- vi. Make the zoning codes clearer so that potential developers can easily understand and follow the rules.

- vii. Incorporate design guidelines, which are a set of standards that aim to maintain a certain level of quality and architectural or historic character, addressing features such as building facades, public spaces, and landscaping.

V. Parks Master Plan status update:

A Steering Committee was appointed by Council on 7/22/21. Members include representation from Council, Parks and Recreation, and the general public, as well as Kirsten Compitello and Eric Valcheff from Planning Commission. Colton reported that the Manager will be the conduit to report back to the borough council.

VI. Crafton Streetscape Multimodal grant (MTF fund)

A grant application was submitted to DCED incorporating some elements from CITHrive (our Comprehensive Plan) and Planning Commission Vision Document. If awarded, money would be used to improve Crafton Blvd as it is rebuilt from the stormwater separation project underway. The Planning Commission has not been notified as to the amount of the grant request, which was submitted by the Interim Borough Manager.

VII. Current Initiatives

- a. Ecodistrict second workshop (in-person) is a next step to build on the introduction held a few months ago. Kirsten touched base with Lydia Morin from CONNECT regarding Crafton and Ingram's interest in forming an Eco-District. Lydia Morin is ready to support us. Further discussion set for August. As a next step: Kirsten will reach out to Carnegie regarding potential tri-borough effort for Eco-District. Eric Valcheff will reach out to Chartiers Nature Conservancy. Kirsten will reach out to the pool and other commissions to see about sharing event dates around Sept 8 or 15 from 6-7pm.
- b. Community marketing and promotion:
The goal is to create a Crafton business registry. The Borough Manager has been asked to provide an updated business list from redacted tax records, as was done in 2019. Eric will then initiate map creation via Google to test out an easy approach that can be maintained over time. Planning Commission discussed that, while we can kickstart this effort, it should be maintained by the Borough and not by Planning Commission in the future.
- c. Some general info was added to the Crafton Vision living document.
- d. A local news article was shared regarding positive property: [Hot Property: A Stately Home in a Suburban Hidden Gem](#)
- e. Structure of Planning Commission Google Drive folder: All present members agree on a new structure using folders to organize agendas and minutes per meeting.

VIII. Planning Commission meeting location discussion: This item was missed during the meeting; we followed up by email. The Planning Commissioners prefer to continue meeting via Zoom for now.

IX. Review of June minutes: Postponed

X. Citizen Comments: None

XI. Adjourn: 8:37 pm