

MEETING MINUTES FOR CRAFTON PLANNING COMMISSION

Jan. 25, 2022

6:30 PM via Zoom

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

Call to order: 6:34 pm

Roll call: Kirsten Compitello, Eric Valcheff, Lydia Herring

Citizen Comments: None. Mayor Perry present, Guest present - Breen Masciotra Planning Manager for Western PA for WSP to give presentation and discuss offer to provide a Community Design Charrette Pro Bono

Zoning Project Status Update

Council Council has discussed, but not yet voted on, reissuing the Zoning Ordinance Revision request for proposal (RFP). Council plans to discuss the topic on January 27, 2022 during its next public meeting. Ingram is also involved and some representatives from Ingram Borough Council will be attending Crafton's public meeting. If the decision moves forward to re-issue the RFP, the start date of the project would be delayed by a few months.

Council discussed a bit of background for the Zoning Ordinance Revision project at the last meeting and links to the zoning documents, original RFP, and proposals were made available to the council members. Eric noted the importance of the project.

Presentation by Breen Masciotra (WSP) and Community Design Charrette Offer

Presentation copy will be made available to the borough to reference. Breen has had past collaboration with Crafton via Port Authority and the CONNECT TOD best practices guide development.

Breen reminded the Planning Commission that there is a tool called the Toolbox on the CONNECT website which includes recommendations specific to Crafton. The Planning Commission discussed how to make this more public facing (e.g., add to Crafton Borough website).

Topics covered in the presentation and resulting conversation included (1) how Crafton could benefit from Transit Oriented Development (TOD), (2) how Zoning codes often prohibit the kinds of development communities want, (3) how form-based codes emphasize the appearance over the use of the building (active storefronts, more flexible around use, less prescriptive), (4) how having different uses mixed together creates physical and economic activity, (5) how Euclidean zoning is more about what you can and cannot have in the buildings, separating residential from industrial from commercial.

From Breen's perspective, Crafton could really benefit from the visualization of updated (form-based) zoning. Her company, WSP, is proposing to offer a workshop/charette pro-bono to look at downtown Crafton and play around with what the downtown commercial core district could be. WSP would provide sketches as a deliverable to illustrate a TOD downtown. Crafton could then use those illustrations moving forward.

Breen mentioned that she was unaware before the meeting that Crafton may reissue the Zoning Ordinance Update RFP and that if it is reissued, WSP would love to submit a proposal. Eric suggested that Crafton check with the Solicitor whether there is any conflict of interest around providing a pro bono charette and potentially

responding to an RFP. Eric's concern is that he wouldn't want the pro bono work to jeopardize WSP's chances of working with Crafton for a fee if the RFP is reissued. Kirsten to raise the question with Crafton's Solicitor.

Planning Commission Reorganization

Chairperson: *Motion* of no contest supported by present Planning Commission members for Kirsten Compitello to continue role as Chairperson

Secretary: *Motion* of no contest to recommend Lydia Herring fill role of Secretary for 2022. Present Planning Commission members voted yes.

Zoning Project discussion

Planning Commission Reviewed draft of 2022 Zoning Ordinance Revision RFP in case a vote is issued Thursday at the Crafton council meeting. Some concept of a re-issued RFP has been shared with Ingram. Concerns raised about restarting the RFP process when a consultant (i.e., EPD) had previously been recommended multiple times by the Planning Commission and original proposal pricing was willing to be honored.

Motion: Lydia Motioned to recommend that council move expeditiously whether EPD is chosen or a new RFP is issued. Eric seconded, all present voted yes.

Parks Master Site Plan update

Survey #2 closed, budget update might be as high as 17 Million dollars to do everything within the site plans but that is a very high estimate. Timing for the different projects shown on Site Plans must be carefully planned so as not to conflict with future sewer replacements, etc. Top projects will be identified for grant funding, first grant cycle spring 2022.

Timeline: The Pennsylvania Department of Conservation and Natural Resources (DCNR) has a grant (application due in April) for up to \$500 K. This grant award would require a 50% match by the borough. A second public meeting for the Parks Master Site Plan is tentatively set for March 2022.

Crafton Newsletter: DCED grant award announcement text submitted to the Newsletter committee. Planning Commission suggested referencing the TOD CONNECT toolkit in the newsletter as well (Kirsten to provide to Coletta)

Review of December minutes: Approved by all present

Kirsten announced the vacant position and the application process for a new member: Formal request for letters of interest will be available as soon as council formally accepts Colton's resignation.

Citizen Comments: None

The meeting adjourned at 8:35 pm.