

AGENDA

Planning Commission Regular Meeting

01/28/2025, 6:30 PM, Council Chambers

Eric Valcheff, Chair
Rhiannon Haller, Vicechair
Megan Winters
Vincent Ridilla
Alice Pescuric

1. Call to Order
2. Roll Call
3. Approval of Minutes from the Meeting of 12/17/2024
4. Draft Zoning Code
 - a. Approved Revisions
 - b. Thomas Street
 - i. Responses to Zoning Outreach
 - ii. Single Family Housing Lot Sizes
 - c. Zoning Code Open Discussion
5. Planning Commission Update: Business Development Subcommittee
6. Public Comment (Only Crafton residents, property owners, or business owners may comment. Comments are limited to three minutes. Please refrain from personal attacks or obscene language.)
7. Adjourn

MINUTES

Planning Commission
Regular Meeting
12/17/2024, 6:30 PM, Council Chambers

Eric Valcheff, Chair
Rhiannon Haller, Vicechair
Megan Winters
Vincent Ridilla
Alice Pescuric

1. Call to Order

Chair Valcheff called to order the regular meeting of the Crafton Planning Commission, Tuesday, December 17, 2024, at 6:31 PM.

2. Roll Call

Mr. Valcheff recorded four (4) Members of the Commission present: Ms. Haller, Mr. Ridilla, and Ms. Pescuric. Also present were Manager Price, Director Tedesco, and Solicitor Culhane. Absent was Ms. Winters.

Mandy Culhane, GRB Law, the newly appointed solicitor, gave a brief introduction of herself.

3. Approval of Planning Commission Meeting Minutes.

Motion #1: It was moved and seconded (Haller/Ridilla) to approve the November 19, 2024, Planning Commission Minutes.

Motion #1: carries by a unanimous vote (4-0).

4. Draft Zoning Code: Solicitors Opinion

Solicitor Culhane gave a brief explanation of her responses, per the attached memo, to the most pressing questions that have been asked by residents, including ADU's, Downzoning, and Parking Regulations.

Commission Members discussed the Zoning Follow-Up List items, including better detail of the language in the Noise Ordinance, non-conforming use of existing ADU's, downzoning areas of Division Street from CTOD to CR, downzoning specific parcels on S. Grandview Avenue, S. Linwood Avenue, Belvidere Street, and Maxwell Street from CR to NR. In general,

the Commission agreed that they would like to hear more input from the public on these downzoning requests due to the legal consequences to making these changes.

Motion #2: It was moved and seconded (Pescuric/Valcheff) to recommend that the Borough Council update the language in the current Noise Ordinance by using more specific language by expanding on the noise decibels.

Motion #2: carries by a unanimous roll call vote (4-0).

5. Business Development Subcommittee

Ms. Pescuric spoke regarding the potential "shop local" initiative and their efforts to compile a complete list of businesses that are in the Borough.

6. Trail Feasibility Study

Manager Price stated that the study committee members were selected, and a meeting will be scheduled for January.

7. Public Comment

The following residents spoke during the public comment section.

Sarah Hedman, spoke regarding her concerns with potential exposure to children, who use the bus stop location at the corner of Division and Noble, if a new bar were to move to the current funeral home or social hall locations. She inquired about restricting the permitted uses there.

Manager Price stated that this would be considered spot zoning and downzoning an area that has been zoned commercial for twenty plus years. He added that there are already adult oriented business restrictions in the CTOD district.

Lynn Salicce, spoke in agreement with Ms. Hedman's concerns regarding potential exposure to the neighborhood's children if the funeral home were to change into a bar.

Ben Valimont, stated that restricting multi-family dwellings by removing the CR districts in the requested areas would negatively impact the Borough's residents financially.

Greg Wozniak, inquired about the time frame of approval once the draft is approved and ready, the feedback received from the Thomas Street residents, and combination of two lots to achieve the 60ft requirement.

Mr. Valcheff stated that there will be a public meeting with a minimum of 24-hour advertised advance notice prior to approval of the draft.

Manager Price stated that the Thomas Street residents did not reach out to provide feedback from the previous meeting. He also noted that a property owner would need to go the subdivision and land development process in order to combine two lots and added that this process is subject to Borough approval.

James Mangan, inquired about how the Borough could better count current ADUs within Crafton.

Director Tedesco noted that this would best suited for the Building Inspector.

Barb Bajcic, inquired about the minimum lot required in the CR.

Director Tedesco stated that it has been increased but has not been updated in the draft yet.

Steve Crescenzo, asked if the Commission will issue an updated memo showing the final comparisons of the old verses the new zoning ordinance.

Director Tedesco responded yes.

Jan Sweeney, inquired about permitted use in the lot where the funeral home is on Division Street and inquired about potential less restrictive parking requirements.

Manager Price stated that the lot on Division could be developed for Commercial uses in the CTOD district.

Nicole Currivan, requests that the final draft be shared publicly on the website with a 30- or 60-day public commenting period and a follow up survey.

Linda Wozniak, expressed concern with acquiring current and correct data that can be analyzed.

8. Adjournment

Motion #3: It was moved and seconded (Haller/Pescuric) to adjourn the meeting at 8:11 PM.



Motion #3: carries by Unanimous Voice vote (4-0).

Respectfully submitted,
Carissima Kerns, Borough Secretary

MEMORANDUM

To: Crafton Planning Commission
CC: Crafton Borough Council
From: Mike Tedesco, Community and Economic Development Director
Date: 10/17/2024, Updated 12/05/2024, 01/22/2025
RE: Zoning Follow-Ups List

Background

This memo aims to provide clarity on both the progress made and continuing points of discussion related to the draft zoning code.

Future Revisions

The draft zoning code requires the following essential revisions:

- Update all zoning district maps accordingly.
- Verify for accuracy and update all cross-references within the code.

Unresolved Topics That Require Further Analysis and Discussion

The following zoning topic is unresolved:

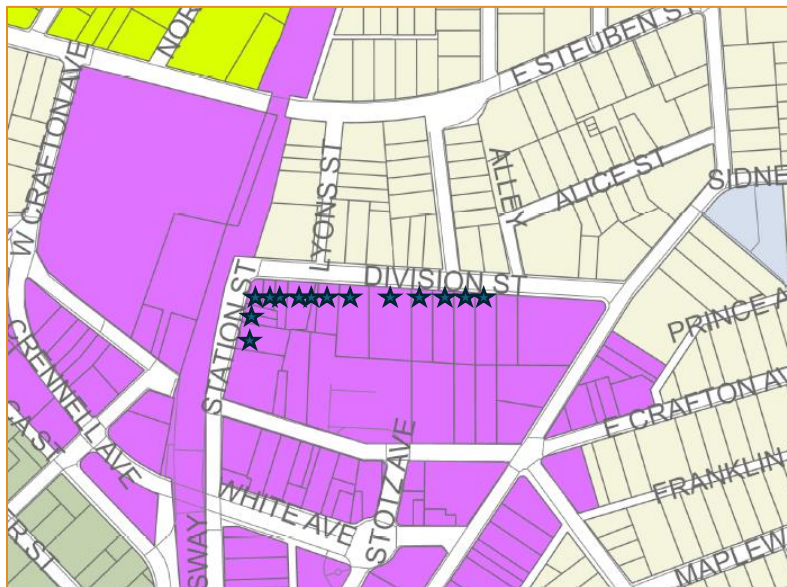
- Seek additional resident feedback for a final determination of zoning for Thomas Street near the shopping center.

Accepted Revisions

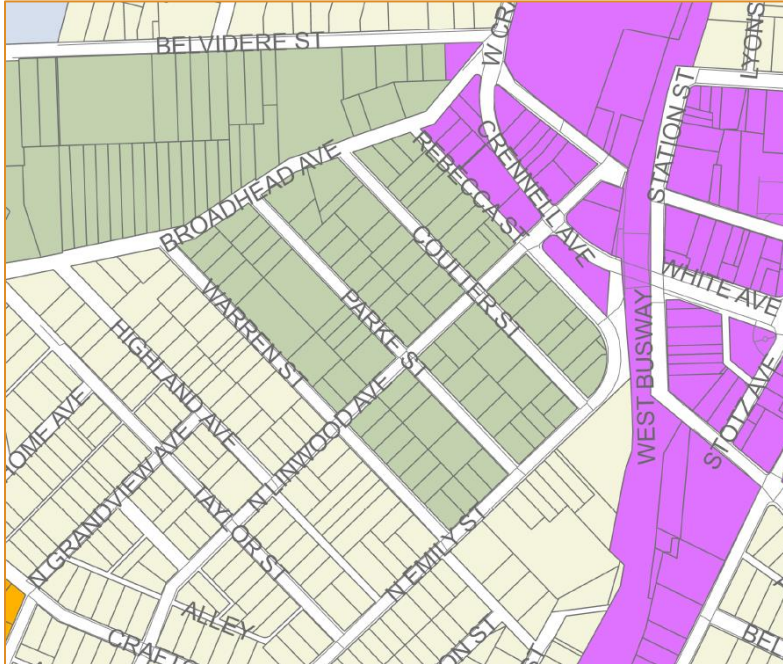
The following bullet points were accepted by the Planning Commission and are incorporated into the current draft of the zoning code, dated 01/08/2025.

- “Day care home (7-12 children)” was removed as a permitted use within NR and CR districts.
- Short term rentals (Air B & Bs) was removed as a conditional use within NR and CR districts. Additionally, a requirement was added that short term rentals register as a business with the Borough.
- Fences were restricted to a height of four feet in front yards.
- The minimum lot width required to construct multi-family housing in CR was increased from 40 feet to 60 feet.

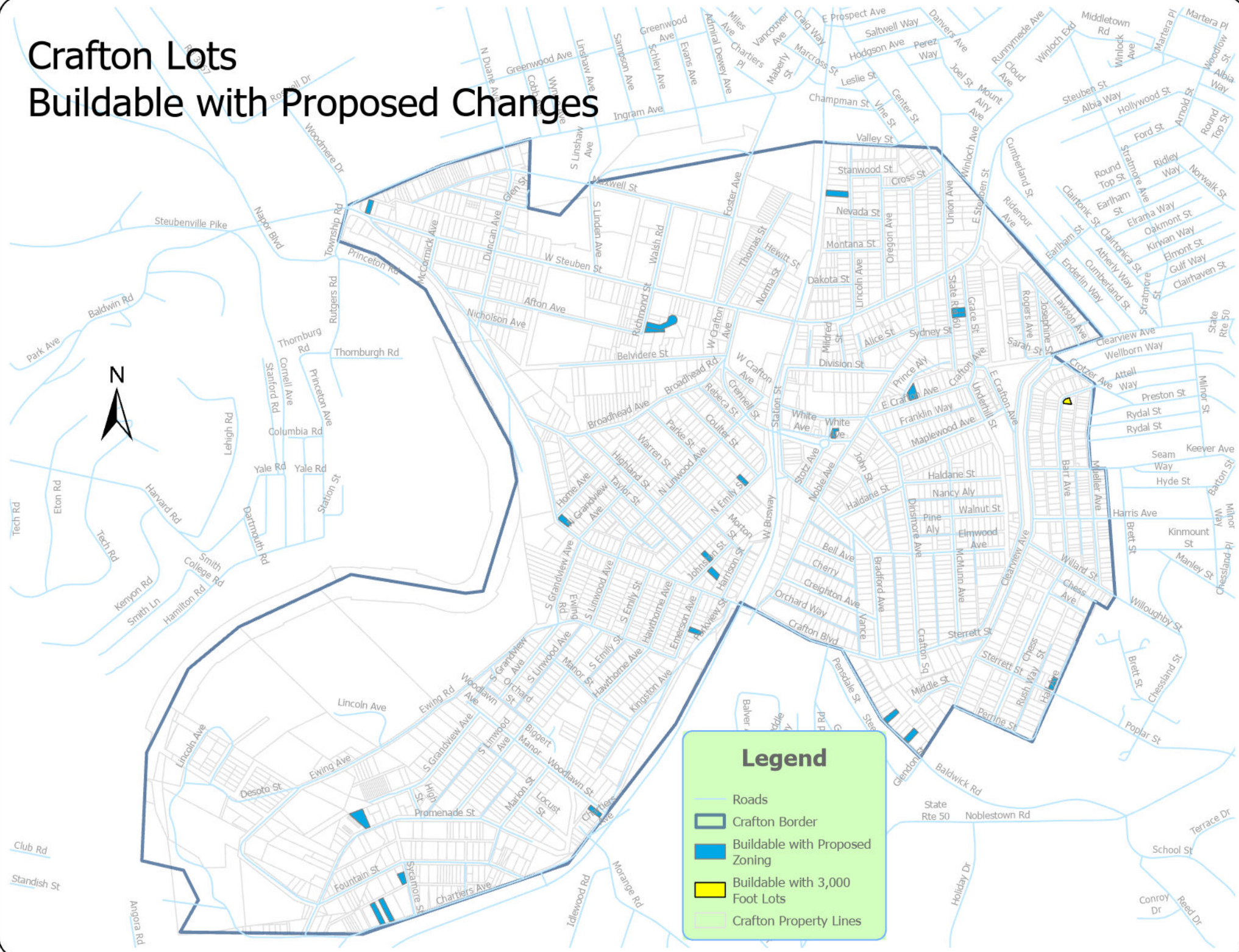
- Further descriptions were added to the Key for the Use Table.
- A citation to the Pennsylvania Municipalities Planning Code to provide for a stay of proceedings upon appeal was added to the conditional use permit procedural language and special exception procedural language.
- The following language was added regarding accessory dwelling units: *Accessory Dwelling Units. As of the date of this chapter, no accessory building may be used as a residential unit. Any existing accessory building used as a residential unit at the time of the adoption of this Code shall be deemed to be a legal nonconforming use and building and shall comply with all provisions of this Code from that date forward.*
- Regulations for noise were simplified to conform with our current Noise Ordinance.
- The following marked parcels along Division Street and Station Street were changed from CTOD to CR:



- The below section of CR, bounded by Broadhead, Emily, Warren, and Rebecca, was changed to NR:



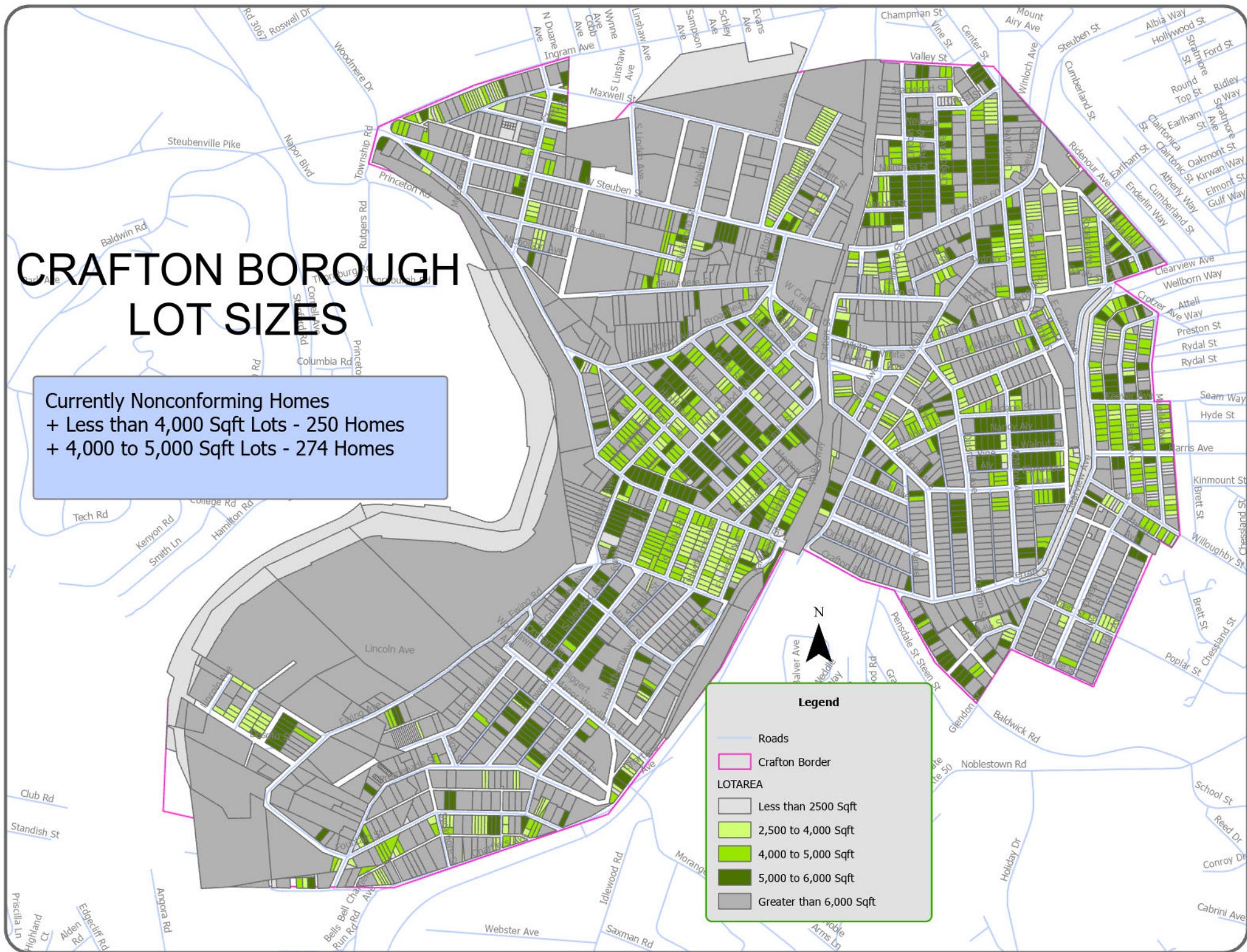
Crafton Lots Buildable with Proposed Changes



CRAFTON BOROUGH LOT SIZES

Currently Nonconforming Homes

- + Less than 4,000 Sqft Lots - 250 Homes
- + 4,000 to 5,000 Sqft Lots - 274 Homes



Crafton CR Uses

Legend

Housing Type

- Single Family
- Two Family
- Three Family
- Four Family
- Condo
- Townhouse
- Common Land
- Apartments 5 - 19 units
- Apartments 20 to 39 units

