

AGENDA

Planning Commission

Regular Meeting

03/25/2025, 6:30 PM, Council Chambers

Eric Valcheff, Chair
Rhiannon Haller, Vicechair
Megan Winters
Alice Pescuric
Vacant Position

1. Call to Order
2. Roll Call
3. Approval of Minutes from the Meeting of 02/25/2025
4. Public Comment on Agenda Items (Only Crafton residents, property owners, or business owners may comment. Comments are limited to three minutes. Please refrain from personal attacks or obscene language.)
5. Business Development Committee Update
6. General Information: Subdivision of Land Process
7. Lot-Line Revision Application Briefing and Process to Follow
8. Zoning Discussion:
 - a. Public Meeting April 2, 6:00 PM
 - b. Conservancy District Designations
9. General 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.)
10. Adjourn

MINUTES

Planning Commission
Regular Meeting
02/25/2025, 6:30 PM, Council Chambers

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

1. Call to Order

Chairperson Mr. Valcheff called to order the regular meeting of the Crafton Planning Commission, Tuesday, February 25, 2025, at 6:30 PM.

2. Roll Call

Mr. Valcheff recorded three (3) Members of the Commission present: Ms. Winters, Mr. Ridilla, and himself, Mr. Valcheff. Also present were Director Tedesco, Solicitor Culhane, and Manager Price (via Zoom). Absent were Ms. Haller and Ms. Pescuric.

3. Approval of Planning Commission Meeting Minutes

Motion #1: It was moved and seconded (Winters/Ridilla) to approve the January 28, 2025, Planning Commission Minutes. Motion #1: carries by a unanimous vote (3-0).

4. Public Comment on Agenda Items

Sandy Morris, spoke regarding the recommended changes for non-conforming properties. She stated that most community residents, as well as herself, oppose the setback recommendations.

Phylis Barber, stated that her home is considered as a non-conforming use.

Pat Sorco, inquired about the reasoning for the 25-foot lot recommendation and raised concerns with overcrowding.

Nicole Currivan, spoke in agreement with Ms. Morris.

(Ms. Morris played an audio recording sent by Mr. Wozniak.)

Greg Wozniak, expressed his concern that the zoning changes are being implemented to encourage an increase in population density, increase commercial development, and affect the culture of the Community. He urged the Commission to slow down the approval process.

Christin Sciulli, stated that she is opposed to the recommended setback.

6. Draft Zoning Code

Director Tedesco and Manager Price gave a presentation regarding the non-conforming use definition, current and projected non-conforming uses, liabilities and solutions, side yard setbacks, and conservancy designations.

Director Tedesco and Manager Price responded to many of the public comments during this presentation and stated that there is no evidence showing that decreasing the setback would increase population density.

Ms. Winters noted that the intention of the Zoning Update is to become more knowledgeable about the Borough and to better understand the code. She added that the Zoning Update is not intended to increase population density.

Director Tedesco added that the Zoning Update is an opportunity to better Crafton as a whole.

Manager Price added that the 25' setback was a requested change by the residents of Thomas Street.

Commission members discussed the concerns surrounding the setbacks and agreed that it is not their objective to make a decision tonight.

7. Trails Feasibility Update

Mr. Valcheff gave a brief update on the Trail Study and noted that grant funds were awarded, and a Request for Proposals has been published. He noted that the Trail Study Committee will meet to discuss submissions after the deadline.

8. Business Development Committee

Ms. Winters stated that applications were received for the Business Development Subcommittee and seven members were selected for appointment. She announced that the appointees are Christin Sciulli, Greg Wozniak, Logan Drew, Abby Kelly, Jennifer Shorthouse, Heidi Munn and Nick Kelly.

Motion #2: It was moved and seconded (Winters/Valcheff) to approve the appointees to the Business Development Subcommittee. Motion #2: carries by a unanimous vote (3-0).

Director Tedesco announced that the DCED Multi-Modal Grant was awarded in the amount of \$325,000 for improvements to the Business Districts. He thanked Senator Wayne Fontana for his assistance.

9. General Public Comment

Pat Sorco, stated that non-conforming uses would not affect the value of homes in Crafton.

Sandy Morris, asked for clarification of setbacks for accessory structures such as a fence or garage. She also inquired about the percentage of sales that have fallen through because of a non-conforming use.

Carla Poluha, spoke regarding the intention for the Borough to increase density through the Zoning Update.

Director Tedesco noted that decreasing the setback will not create new buildable lots in Crafton.

James Mangan, noted that the house near his home was recently sold with no issues as a non-conforming use. He also addressed concern regarding the gas station and noted that if the gas station is sold and no longer able to operate under that use it would ultimately become blighted.

Manager Price stated that as long as the non-conforming use continues it will be grandfathered in under the new zoning code.

Dave Supertzi, spoke regarding his concern with developers purchasing properties and then creating multiple lots for development.

Director Tedesco noted that there is a long, public sub-division process that the developer would need to go through.

Crystal Boehm, stated that there have been no issues in Crafton Borough with the sales/purchases of non-conforming homes or properties.

Mona Rush, spoke regarding the home next to her property and noted that it currently has a hoarder living on the premises.

Jan Sweeney, stated that folks choose to move to Crafton because of the space between homes.

Heidi Munn, asked for clarification regarding non-conforming homes and if rebuilding is possible if a structure were to burn down.

Director Tedesco noted that the home would be able to be rebuilt.

Stephanie Mangan, noted that there has never been an issue regarding non-conforming uses and added that residents do not want zoning changes that would allow for increases in population density.

Crystal Boehm, inquired about how an insurance company would know the status of a property and whether or not it's conforming or non-conforming.

Nicole Currivan, stated that she does not agree with the changing of conservancy districts.

Cody Sheets, spoke regarding the back and forth and constant changes to the updated Zoning Draft. He noted that there is a need for additional Public Engagement meetings.

Christin Sciulli, asked for clarification regarding population density in the Business District.

Director Tedesco noted that increased density in the Business District would improve the sustainability and business environment of that district.

Barb Bajcic, expressed her concern that the wording in the zoning documents surrounding non-conforming uses and the ability of rebuilding of homes has intimidated many of the elderly residents.

Steve Crescenzo, asked if ZoneCo's original recommendation mentioned any changes regarding the non-conforming uses.

Mr. Valcheff suggested that an FAQ document be prepared to address the citizens' concerns this evening.

10. Adjournment

Motion #3: It was moved and seconded (Winter/Ridilla) to adjourn the meeting at 8:21 PM.
Motion #3: carries by Unanimous Voice vote (3-0).



Respectfully submitted,
Carissima Kerns, Borough Secretary

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MEMORANDUM

TO: Crafton Borough Planning Commission

cc: Jim Price, Borough Manager
Mike Tedesco, Community and Economic Development Director

FROM: Mandi L. Culhane, Esquire

DATE: March 17, 2025

RE: Rules re: Ad Hoc Committees

The Planning Commission recently formed a Business Development Subcommittee. As stated in the January 28, 2025 Solicitation for membership, the Subcommittee's goals are to provide business development directional recommendations to the Planning Commission and, as needed, to Council. Subsequent work will be focused on supporting the implementation of any approved recommendations.

Several questions have arisen with respect to the business of the Business Development Subcommittee, including what rules govern such a committee. This Memorandum addresses what, if any, rules govern the conduct of the Business Development Subcommittee.

1. PA Borough Code and Municipalities Planning Code; Crafton Borough Code of Ordinances.

The current Crafton Borough Planning Commission was established by the Borough in 2004 pursuant to Ordinance No. 1560. *See* Borough Code of Ordinances, Chapter 38 ("Planning Commission"). The Planning Commission was granted all of the powers and duties provided by the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101 et seq. *Id.*, § 38-5. There are no specific rules or regulations regarding *ad hoc* committees such as the Business Development Subcommittee found in Chapter 38 of the Borough's Code of Ordinances or in the Municipalities Planning Code. I also reviewed the Pennsylvania Borough Code which similarly does not establish any rules specific to *ad hoc* committees of the Planning Commission.

We turn then to general rules governing public agencies, including certain committees. Specifically, the Sunshine Act, 65 Pa. C.S. § 701 et seq. and the Right-To-Know Law, 65 P.S. § 67.101 et seq.

2. PA Sunshine Act.

Section 704 of the Sunshine Act requires that all “[o]fficial action and deliberations by a quorum of the members of an agency shall take place at a meeting open to the public[.]” 65 Pa. C.S. § 704.

Section 703 of the Sunshine Act provides the following relevant definition of “agency”: The body, *and all committees thereof authorized by the body to take official action or render advice on matters of agency business*, of all the following: ... any board, council, authority or commission of the Commonwealth or of any political subdivision of the Commonwealth or any State, municipal, township or school authority, school board, school governing body, commission, ... created by or pursuant to a statute which declares in substance that the organization performs or has for its purpose the performance of an essential governmental function and through the joint action of its members exercises governmental authority and takes official action... . 65 Pa. C.S. § 703.

As set forth above, generally, the Sunshine Act applies to committees that take official action or exercise any governmental authority. The Business Development Subcommittee does not have the authority to take official action or exercise any governmental authority. Because the Subcommittee is only going to make recommendations to the Planning Commission and, if necessary, Borough Council, it is not subject to the Sunshine Act.

This conclusion is supported by the relevant Pennsylvania case law. A key case in this area is *Ristau v. Casey*, 647 A.2d 642, 647 (Pa. Cmwlth. 1994). There, the Commonwealth Court examined the factors relevant to considering whether a committee is an agency. These factors included whether a committee was created by or pursuant to statute or ordinance; whether the committee performs a predefined essential governmental function; whether the Council is bound to accept the committees’ recommendations; and whether the committee has exercised any governmental authority. *Id.* The court also noted that, generally, *ad hoc* committees formed for the purpose of furnishing information and recommendations to a governing body are not subject to the open meeting laws, unless actual or *de-facto* decision-making authority is present.

Related cases round out the analysis further. A committee may be an agency where official action is taken, including voting on any resolution, rule, ordinance, or where the committee is scheduled to act in any formal way to adopt a general principle or definite course of action as official policy. *Judge v. Pocius*, 28 Pa. Cmwlth. 139, 144 (1977). “Official action” includes recommendations made by an agency pursuant to statute or ordinance, the establishment of policy, and decisions on agency business made by the agency. *Patriot News Co. v. Empowerment Team of Harrisburg School Dist. Members*, 763 A.2d 539, 544 (Pa. Cmwlth. 2000). Finally, in *Smith v. Pennsylvania Employees Benefit Trust Fund*, 894 A.2d 874, 880 (Pa. Cmwlth. 2006), the court explained that the definition of “agency” focuses on the authority to make binding decisions and/or recommendations.

3. PA Right-To-Know Law.

The Right-To-Know law generally requires local agencies to provide public records in accordance with the act. 65 P.S. § 67.302. A “local agency” is defined as:

- (1) Any political subdivision, intermediate unit, charter school, cyber charter school or public trade or vocational school.
- (2) Any local, intergovernmental, regional or municipal agency, authority, council, board, commission or similar governmental entity. 65 P.S. § 67.102.

Records in possession of a local agency are presumed to be public records. 65 P.S. § 67.305. This presumption does not apply if: (1) the record is exempt under section 708 of the act; (2) the record is protected by a privilege; or (3) the record is exempt from disclosure under any other federal or state law or regulation or judicial order or decree.

Section 708 of the act protects certain types of documents from public access. For example, handwritten, personal notes of the members of the Subcommittee that are not shared with anyone are exempt from disclosure. 65 P.S. § 67.708(b)(12). Drafts of the Subcommittee’s recommendations may be protected as “internal, predecisional deliberations” of the committee. 65 P.S. § 67.708(b)(10). To establish the predecisional deliberations exception, the agency must show (1) the information is internal to the agency; (2) the information is deliberative in character; and (3) the information is prior to a related decision. *Pa. PUC v. Nase*, 302 A.3d 264 (Pa. Cmwlth 2023). However, that protection does not apply to the results of any public opinion surveys, polls, focus groups, marketing research or similar effort designed to measure public opinion. 65 P.S. § 67.708(b)(10). Nor does it apply to any documents presented to the Planning Commission for public consideration and comment. *See, e.g., Phila. Pub. Sch. Notebook v. Sch. Dist. of Phila.*, 22 Pa. D. & C.5th 438, 2011 Phila. Ct. Com. Pl. LEXIS 379 (Pa. C.P. Mar. 2, 2011), *aff’d*, 41 A.3d 976, 2012 Pa. Commw. Unpub. LEXIS 293 (Pa. Cmwlth. 2012).

Given the strong presumption in favor of disclosure under the Right-To-Know Law, it is our recommendation that the Subcommittee proceed under the presumption that any documents they create, including any recommendations they provide to the Planning Commission or Council, will be public records under the act.

MEMORANDUM

To: Jim Price, Borough Manager
CC: Crafton Planning Commission
From: Mike Tedesco, Community and Economic Development Director
Date: 03/13/2025
RE: Cost of the Subdivision Process in Crafton

Cost analysis of Crafton's Subdivision Process

This is a cost analysis of Crafton's Subdivision and Land Development Ordinance. The scenario assumes subdividing one 50' wide property into two 25' wide lots to build one house on each newly created lot.

1. Retain a licensed surveyor and licensed engineer.

Time: About a month depending on price and availability.

Cost: Surveyor about \$250/hour. Engineer about \$150/hour.

Purpose: Build the required subdivision application. Stake and map proposed new parcel lines, building footprints, utility connections, and address a list of 73 total applicant obligations ranging from traffic impact studies to geologic reports to stormwater management plans.

2. Optional pre-conference with Planning Commission and Borough staff.

Time: Several months as engineering team builds the formal application.

Cost: Free to the applicant.

Purpose: Inform staff and Planning Commission that subdivision application development is underway, brief the community on the project, and gain feedback as appropriate.

3. Submit preliminary plan subdivision application to Borough.

Time: About six months to address 73 submittal requirements within the application.

Cost: Application fee: \$700. Professional fees: about \$75,000.

Purpose: The formal subdivision application that starts the legal review process.

4. Staff's initial review of the application to ensure conformity with the law.

Time: Not to exceed five days. If incomplete application, process restarts.

Cost: Free to the applicant.

Purpose: Initial staff review to ensure conformity with the law. If one or more of 73 items are neglected, application is returned to developer as incomplete and the process restarts upon resubmittal.

5. Staff circulates application packets to each member of Borough Council, the Planning Commission, the solicitor, our licensed engineering firm, and Allegheny County Dept of Planning and Economic Development.

Time: Borough experts have 20 days to review and provide formal recommendation(s).

Cost: Free to the applicant.

Purpose: Gives the Borough's team of elected officials, appointed officials, and hired experts an opportunity to review the application to ensure conformity with the law and accuracy of planning and engineering.

6. Planning Commission considers the preliminary application.

Time: Within 60 days of receipt of a complete application.

Cost: Free to the applicant.

Purpose: Planning Commission may recommend approval, approval with conditions, or disapproval of the application to Borough Council.

7. Borough Council considers the preliminary application.

Time: Within 90 days of receipt of a complete application.

Cost: Free to the applicant.

Purpose: Council may approve, approve with conditions, or disapprove the preliminary application.

8. Submit final plan subdivision application to Borough.

Time: About two months to address final plan requirements and any conditions imposed by Borough Council.

Cost: Application fee: \$700. Professional fees: about \$25,000.

Purpose: The final plan subdivision application that starts the legal review process.

9. Staff's initial review of the application to ensure conformity with the law.

Time: Not to exceed five days. If incomplete application, process restarts.

Cost: Free to the applicant.

Purpose: Initial staff review to ensure conformity with the law. If one or more of 73 items are neglected, or conditions as may have been imposed by Council during the preliminary plan application process, application is returned to developer as incomplete and the process restarts upon resubmittal.

10. Staff circulates application packets to each member of Borough Council, the Planning Commission, the solicitor, our licensed engineering firm, and Allegheny County Dept of Planning and Economic Development.

Time: Borough experts have 20 days to review and provide formal recommendation(s).

Cost: Free to the applicant.

Purpose: Gives the Borough's team of elected officials, appointed officials, and hired experts an opportunity to review the application to ensure conformity with the law and accuracy of planning and engineering.

11. Planning Commission considers the final plan application.

Time: Within 60 days of receipt of a complete application.

Cost: Free to the applicant.

Purpose: Planning Commission may recommend approval, approval with conditions, or disapproval of the application to Borough Council.

12. Applicant provides performance security to the Borough.

Time: About a month.

Cost: Security must cover 110% of estimated project cost.

Purpose: If applicant fails to construct required public improvements, applicant's performance security will fund remaining improvements and remediation.

13. Applicant and Borough execute development agreement.

Time: Probably a couple of months for attorney reviews and revisions.

Cost: Applicant's attorney fees.

Purpose: To ensure proper installation of all improvements.

14. Borough Council considers the final plan application.

Time: Within 90 days of receipt of a complete application.

Cost: Free to the applicant.

Purpose: Council may approve, approve with conditions, or disapprove the final application.

Summary

Total cost and time estimates to subdivide one 50-foot wide parcel into two 25-foot wide parcels is about \$100,000 in professional fees and roughly a year of design and public processes. Cost estimate does not include architectural design fees for two homes, and the construction expenses to build them.

MEMORANDUM

Date: March 18, 2025

To: Crafton Planning Commission

CC: Crafton Borough Council

From: Borough Manager

Re: Increasing Conformity by Removing Properties from Conservancy Districts

Summary

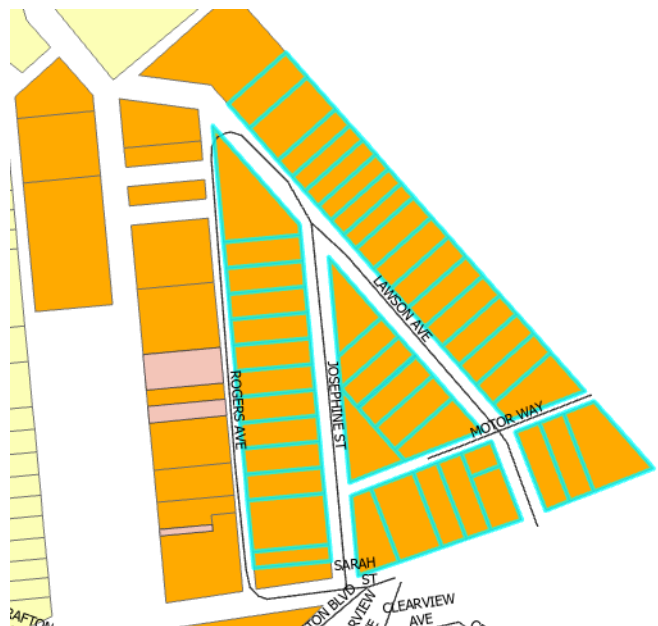
To achieve one of the primary stated goals of Crafton's Comprehensive Plan with this Zoning Update, mitigating deteriorating properties, this memo recommends moving several dozen properties from the Conservancy District (S) to one of the other two residential districts. With this move the properties will be considered conforming in the new Zoning Ordinance, and it will lower artificial barriers to reinvestment in these neighborhoods. The properties in question do not have the serious environmental conditions (steep slopes or flood plains) that are typically required to exist in a Conservancy (S) District.

Remove Properties from Conservancy

We recommend moving the following three groups of properties from the Conservancy (S) to either Community Residential (CR – old R-2) or Neighborhood Residential (NR – old R-1).

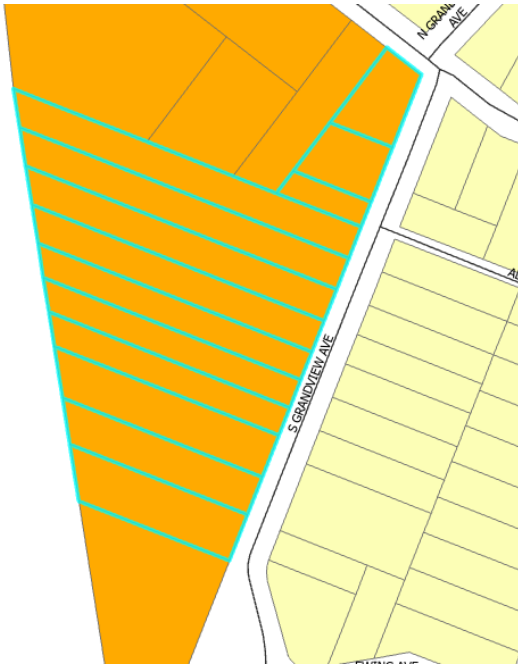
Josephine, Lawson, and Rogers

The first group of 47 properties are on Rogers Ave, Josephine St, and Lawson Ave. We recommend moving the 47 properties outlined in blue to the Neighborhood Residential (NR – Old R1) district. We recommend NR, because there are only single- and two-family homes in the selected group of homes. The homes on the west side of Rogers Ave (not outlined in blue) and the property at the top of Lawson Ave, have steep slopes and should remain in the Conservancy (S) district.



MEMORANDUM

South Grandview Ave – Upper



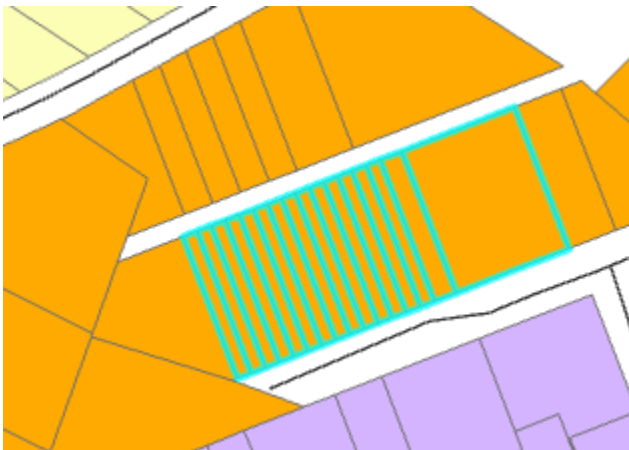
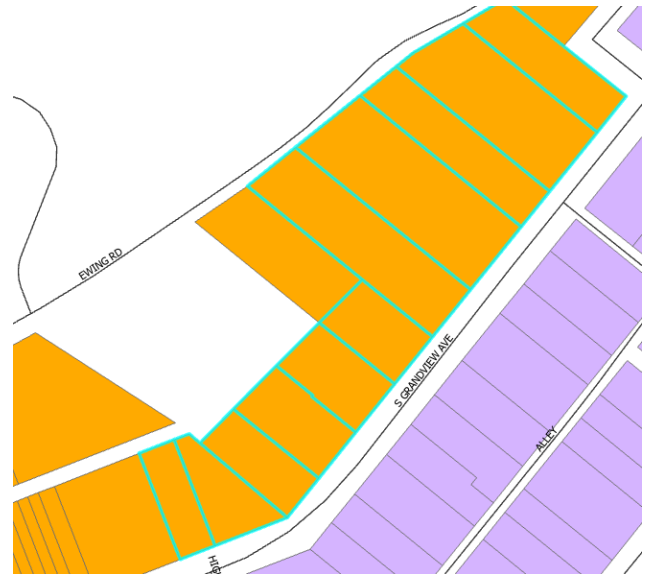
The 13 properties outlined in blue in the image to the left are currently in the Conservancy (S) District. While these properties have steep slopes towards the rear of each property, the area where the houses are permitted to be built (closer to S. Grandview Ave) are not steep. We suggest changing the district designation to Community Residential (CR – Old R2) thus making these 13 properties conforming. We suggest Community Residential (CR) because it matches what already exists on the street. There are three 2-unit homes, one 3-unit home, and one 4-unit home. This will bring all 13 properties into conformance.

South Grandview Ave – Lower

MEMORANDUM

Neighborhood Residential

For the 11 properties in the first image on South Grandview Ave just south of Woodlawn Ave, we suggest changing those properties from the Conservancy District (S) to the Neighborhood Residential (NR – Old R-1). This is also due to them not having steep slopes in the areas where homes are built.



South Grandview – Lower (cont.)

Community Residential

For the 16 properties at the South end of South Grandview Ave, starting at High St, we suggest changing them to the Community Residential District (CR – old R-2). These homes are all townhomes or multifamily and by redesignating them, they will become conforming uses.

Changing these three groups of properties will bring 87 additional properties into conformity with the proposed Zoning Code.

MEMORANDUM

To: Crafton Planning Commission
CC: Crafton Borough Council
From: Jim Price, Borough Manager
Date: 02/18/2025 – *Updated on 3/20/25*
RE: Zoning: Recommended Dimensional Changes to Residential Zoning Districts based on Impact Analysis

Executive Summary

When the Borough completed the Thrive Comprehensive Plan in 2017, the community created three primary goals, the first of which is to create a comprehensive process for addressing deteriorating properties. Under that Goal, Strategies 2 and 3 are: “Strengthen the ordinances and policies that seek to prevent or address blight” and “Make it much easier to improve and redevelop properties in the Borough”. As the “Liabilities of Nonconforming Uses” memo explains, nonconforming uses pose a barrier to those wishing to make it easier to improve and redevelop properties in the Borough. In addition, the Borough received dozens of comments during surveys suggesting the community wants to maintain the character of existing residential districts. The changes recommended in this memo will do just that.

We are recommending two changes to the dimensional standards for the two primary residential districts in the proposed Zoning Code. For properties in the Neighborhood Residential (NR – currently R-1 district) and Community Residential (CR – currently R-2 district) we recommend changing the required square footage of a parcel to be lowered from 4,000 square feet to 2,500 square feet. In addition, we recommend changing the required width of a lot from 40 feet to 25 feet. These two changes will reduce the number of nonconforming properties from 1,035 (47.4% of residential properties) to 192 properties (8.8% of residential properties).

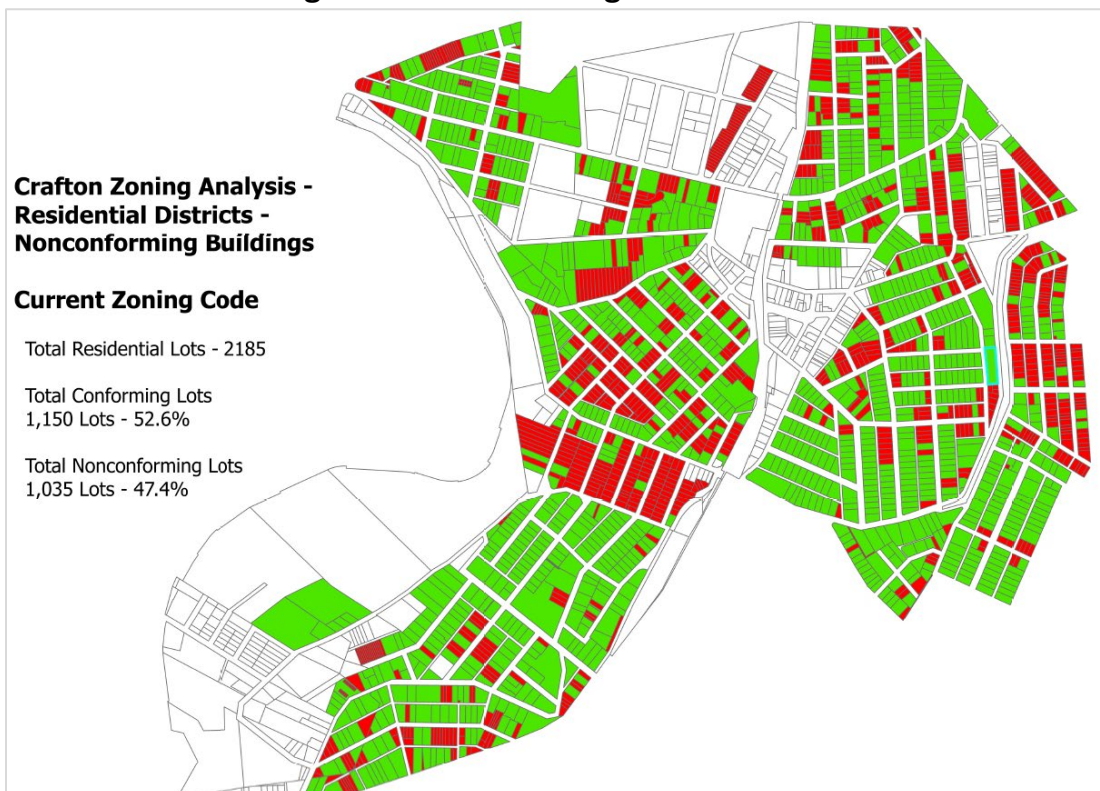
Impact Analysis of Recommended Changes

Current Zoning Ordinance

As a result of our examination of the homes on the West side of Thomas St, the Borough determined there was no easy way to bring those and many other houses in the Borough into compliance without changing the required dimensions to build principal buildings (homes) on a lot. Crafton has more than 800 homes that are smaller than is currently required by our zoning code but will be moved into compliance with the two recommended dimensional changes in this memo. Looking at the maps provided in this memo, you will see that under the current zoning code passed in 2004 (MAP 1), there are nonconforming properties in every neighborhood and on almost every street.

MAP 1 – Current Code - 50 foot wide and 5,000 sqft lots

Red is nonconforming Green is conforming



Please note: These assessments are only based on lot size/area and width. There are additional nonconformities, such as nonconforming uses, that were not explored, but they are much more limited in number. An example of this would be an apartment building in an NR (R-1) district.

Draft Zoning Ordinance Impacts

Looking at what is currently proposed in the draft zoning code (MAP 2), we can see that if passed the ordinance would reduce the number of nonconforming residential properties in the Borough to 611 or 28% of the homes in residential districts. The proposed zoning code currently has the required lot size as 40 feet wide and 4,000 square feet. But this still leaves more than a quarter of the homes in residential districts as nonconforming.

MAP 2 – Proposed Code – 40 foot wide and 4,000 sqft lots

Red is nonconforming Green is conforming

Crafton Zoning Analysis - Residential Districts - Nonconforming Buildings

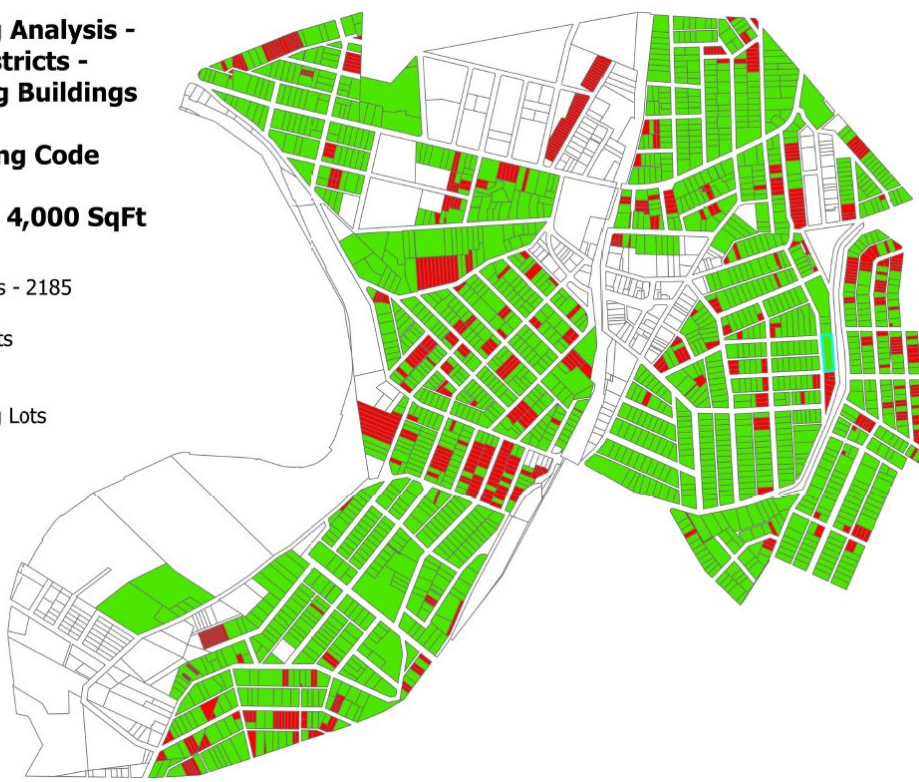
Proposed Zoning Code

40 Foot Wide - 4,000 SqFt

Total Residential Lots - 2185

Total Conforming Lots
1,574 Lots - 72%

Total Nonconforming Lots
611 Lots - 28%

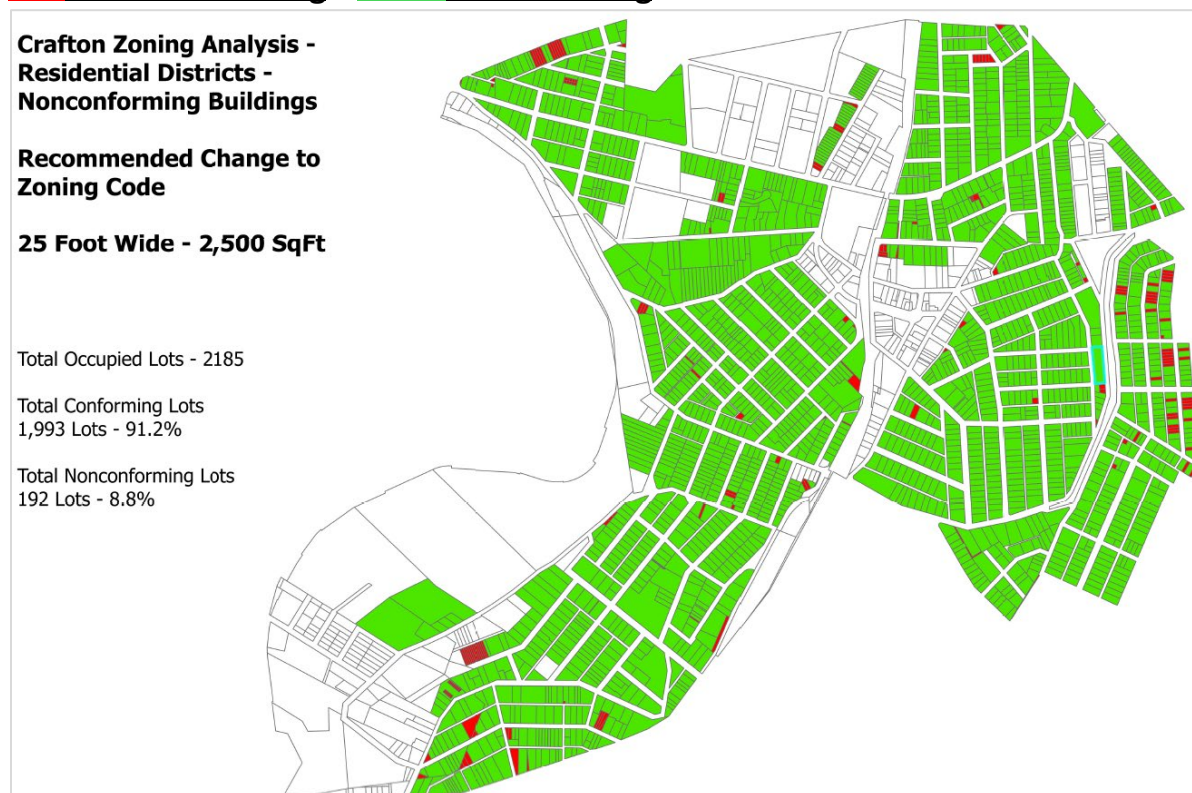


Recommended Changes

In the last map (MAP 3) we reduce the dimensional lot requirements for building a house on a property in either the Community Residential (CR – Old R-2) or Neighborhood Residential (NR-Old R-1) to 25 foot wide and 2,500 sqft. The impact analysis shows this will decrease the number of nonconforming properties by more than 400 from what is currently proposed in the Draft Code and only 8.8% of residential properties in the Borough’s residential districts will be nonconforming. If you remove townhomes and condos from this assessment, as they are managed differently because they have common areas, the number of non-conforming uses drops below 100 properties and 4% of Crafton’s total.

MAP 3 – Recommended Changes – 25 foot wide and 2,500 sqft lots

Red is nonconforming Green is conforming



Unintended Consequences (this section was updated 3/20/25)

There have been several people expressing concerns that this will change the nature of Crafton and lower property values, or it will flood the property with new small homes. First, as you can see from the last map, this change very closely matches what already exists in Crafton. Crafton has a wide

variety of property sizes and types, with lots as wide as 300 feet with more than 10,000 square feet of space to small homes on lots that are only 25 feet wide with lots smaller than 2,500 square feet. The recommended changes match the character of Crafton's residential neighborhoods as they currently exist.

As explained in the "Liabilities of Nonconforming Uses" memo, decreasing nonconformities in a Borough will raise property values, not lower them. In addition, keeping the current required dimensions or even the dimensions in the current draft code will continue to place additional financial and regulatory burdens on the Crafton residents who currently own houses on lots smaller than what is required. This places undue financial burdens on those with smaller and less expensive houses.

And finally, these changes will not flood the Borough with smaller homes on smaller lots, because there are a very limited number of available vacant properties in the Borough, and they have been available to build on since the current zoning ordinance was passed in 2004. Presently, there are approximately 81 vacant and buildable lots (not a steep slope, in a flood plain, or landlocked) in the Borough. Under the current zoning ordinance any buildable vacant lot in the Borough, whether nonconforming or conforming, can have a single-family home constructed on it.

The following paragraphs were added on 3/20/2025:

*Why have these vacant properties not been purchased and/or why has no one built houses on them? The answer is that the economics are simply not good. These projects are not economically viable for developers nor are they attractive to most potential homeowners. Currently the cost to construct a custom house in the Pittsburgh region is \$200 to \$250 per square foot. This means a 2,000 square foot house will cost approximately \$400,000 to construct and that does not include the soft costs, like hiring an architect and obtaining the permits and inspections required. These soft costs typically add \$75,000 to \$100,000. **The cost of building a new home in Crafton is \$237.50 per square foot at the low end.***

*In December 2024 and January 2025, there were six houses sold in Crafton. **The average price per square foot of those houses was \$70.39.** The highest price per square foot was \$142.50. In all of 2024, the highest price per square foot for home in Crafton was \$168 for a home on Walnut St. Confirming the changes recommended in this memo will most likely not result in a single new home built in Crafton, but it will bring most of the homes that are already here into compliance.*