

City of Jeannette  
Planning Commission Meeting  
April 5, 2017



## Minutes

1. Meeting was called to order at 5:30 by Chair Alec Italiano
2. Roll Call—All in attendance
3. Review and Approval of Last Meeting Minutes—approved unanimously
4. Staff Report
  - a. Planning Dept staff reviewed Lopes Subdivision
5. Old Business
  - a. Zoning Workshop #5 (see attached notes from Mullin & Lonergan Associates)
6. New Business
7. Public Comment
  - a. Several residents shared their concerns about the zoning ordinance and had questions about the process and in particular, the potential redevelopment of the former Monsour Site.
8. Adjournment—meeting adjourned at 7:30

# City of Jeannette Zoning Workshop #5

## Notes – April 5, 2017

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### Supplemental Regulations

**GENERAL:** Identify which uses are special exceptions vs conditional, and in which districts.

**Food Preparation, General:** Planning Commission recommended that this be Permitted in Neighborhood Commercial and Commercial Corridor. However, the definition includes slaughter of animals and commercial ice preparation. Food Preparation, Limited specifically excludes slaughter of animals and commercial ice preparation. The reading of these definitions may have unclear. Recommend keeping this a Conditional Use in Neighborhood Commercial and Commercial Corridor.

**Communication towers and Equipment Buildings:** Ed Howley recommends a two mile required gap between cell towers. Jeannette is pretty small so this might severely limit wireless infrastructure. He also recommended looking at Manor Borough's Wireless ordinance. This could be a separate ordinance.

**Detention Facility:** 1,000 ft from schools. Light plan and traffic study. 50 ft from all lot lines. Traffic study for passenger drop-off and pick-up.

**Public Safety Facility:** No additional setbacks.

**Railroad Facilities:** All railroad right of ways and facilities must be maintained per current property maintenance ordinance. Railroad must provide a yearly list of facility maintenance, property and emergency management contacts.

**Outdoor Recreation, both public and private:** Add screening requirements and limit hours of operation.

**Utilities, Major:** Yearly updated of a "true" contact number and person – property maintenance is an issue with these. Nobody to contact except an 800 number.

**Alcohol Sales:** What about grocery stores that also allow alcohol? This won't change the impacts of the use, so no changes.

**Automotive Repair, Sales; Equipment Repair, Sales; Car washes:** Exterior screening requirements; all work must be conducted indoors; vehicles must be stored on paved or gravel area. Look at MS4 requirements. Auto sales must be state-licensed. Equipment sales – "clean. No junk/used parts."

**Bar/Lounge:** Outdoor seating restrictions of operating hours – different by district? Noise restrictions?

**Convenience Storage:** Make this a Special Exception use in the Commercial Transition district.

**Entertainment, Outdoor:** 11pm time limit? Screening? Screening might not be necessary because this is a Special Exception Use in the Downtown district only, where most development is zero lot line anyway.

**Kennels:** Make fence requirements a privacy fence. Jeannette has a separate animal control ordinance that touches on some of the additional regulations discussed – regulations on how long animals can be kept outside etc. should be added to the animal control ordinance instead of the zoning ordinance. Refer to animal control ordinance in zoning ordinance. Animals must be 50 feet away from any property line. Dogs, cats only. Regular household pets. Open runs? Clean/smell. Noise?

**Live/Work Units:** Need to have additional requirements. For example, commercial uses permitted in district permitted. Only certain industrial uses? Ex. Custom manufacturing and light manufacturing? Business license required?

**Personal Services:** Extend operating hours?

**Residential Treatment:** Removed from Downtown

**Light Manufacturing:** No outdoor storage. Same comments as Automotive Repair, Sales; Equipment Repair, Sales; Car washes. Light Manufacturing is only a Conditional Use in the Urban Center district, and based on the characteristics of the district and the fact that operations must be conducted indoors with no outdoor storage, screening requirements beyond those in the landscaping and screening chapter aren't necessary.

**Oil and Gas Extraction:** Refer to the appropriate DEP regulations? Maybe not in case it dates the ordinance. Also, City might want to consider a separate ordinance.

## **Zoning Officer's Comments**

### DISTRICT REGULATIONS

**Traditional Neighborhood District:** make setback distance for front yard 20 ft. "SIB consistent"??

### GENERAL ADMINISTRATION AND ENFORCEMENT

**Enforcement Remedies:** \$200 minimum fine or district will fine them \$5.

### AMENDMENTS AND APPEALS

**Submission to the Westmoreland County Planning Department:** Doesn't want this section here.

### CONDITIONAL USES AND SPECIAL EXCEPTIONS

**Criteria for Approval:** Delete the "Conditional Uses" heading.

### OTHER

- Any vehicle parked on a public street must be legal per PA motor vehicle laws and have its own current registration