

City of Jeannette
Planning Commission Special Meeting
July 19, 2017 5:30 PM



Minutes

1. Call to Order—5:35 PM
2. Roll Call—Absent: Laura Smith
3. Review and Approval of Last Meeting Minutes—Approved unanimously
4. Staff Report—Nothing to report
5. Old Business
 - a. Zoning
 - i. Change 1) West Jeannette, Commercial Transition to Commercial Corridor District (see attached document)—Approved unanimously
 - ii. Change 2) Chambers Ave, Brush Creek Reserve District to Industrial Innovation District (see attached document)—Approve unanimously
 - iii. Change 3) Sellers Ave and Stella St changes—PC reviewed public comments regarding changes to zoning in this area. PC did not recommend any changes.
 - iv. PC reviewed final adoption schedule (see attached)
6. New Business
 - a. CMU Grant for Transportation—To be discussed at August meeting
7. Public Comment—None
8. Adjournment—Meeting adjourned at 6:32 PM

Potential Zoning Ordinance Changes

1. West Jeannette, Penn Ave, Commercial Transition District to Commercial Corridor District

In the far western part of Jeannette, located on Penn Avenue, there are a few properties which are not listed as Commercial Corridor District. A couple of those lots are parcels owned by various gas companies due to the underground gas lines. One of those parcels was recently purchased by the City in contemplation of commercial development. The much smaller parcels (3 of them to the right) have residences on them. Outside of those three locations, the property is ripe for commercial development. I believe it would be prudent to classify this area as Commercial Corridor. The few, current residences in this area will be grandfathered in. However there is a great deal of commercial development in that area. This area is currently zoned Commercial so we would be removing that designation. I believe it would be prudent to review this area and re-consider a Commercial classification.



Notes

2. Chambers Ave, Brush Creek Reserve District to Industrial Innovation District



Notes

Adoption Schedule

City of Jeannette

Proposed Zoning Ordinance & Map Amendments

Revised July 7, 2017

July

- ~~5~~ PC Meeting: ~~Public Meeting on Proposed Zoning Ordinance & Map Amendments (this Public Meeting is not required but was requested by the PC during the development process)~~
- 19 PC Special Meeting: Finalize requested and proposed revisions to text and map
- 20 Provide all final revisions to text and map to M&L
- 24 M&L provides display-ready Proposed Zoning Ordinance & Map to City
- 26 City prepares required public notice for Proposed Zoning Ordinance & Map announcing availability for public review and comment along with schedule for adoption; send to local newspaper for publishing on July 30, 2017

August

- 9 City Council Meeting: PC presents Proposed Zoning Ordinance & Map for consideration and recommends approval; Council sets Public Hearing date and time no less than 45 days out
- 10 City publishes Second Public Notice with date, time and place of the City Council Public Hearing (including dates of both readings before Council) and meeting date when passage will be considered – see Section 610(a):
- The MPC requires the city solicitor to prepare a brief summary of the proposed amendment to be included in the public notice sent to the newspaper – see Section 610(a)
 - The City must also send a complete copy of the Proposed Zoning Ordinance & Map to the local newspaper with the Second Public Notice to be published – see Section 610(a)(1)
 - And, the City must file an attested copy of the Proposed Zoning Ordinance & Map with the Westmoreland County Law Library – see Section 610(a)(2)
- 10 PC forwards Proposed Zoning Ordinance & Map to Westmoreland County Planning Department for review and recommendations (45-day review period runs from August 11 through September 24)

September

- 24 MPC 45-day review period by Westmoreland County Planning Dept. ends
- 25 Determination is made if First Reading before Council can occur at this evening's meeting based on extent of public comments received and extent of revisions requested (*Note: M&L will confer with City and County Planning Dept. to determine best of course of action*)
- 25 City Council Meeting: Public Hearing (Reading #1) on Proposed Zoning Ordinance & Map held (M&L will attend the Public Hearing)

October

- 11 City Council Meeting: Public Hearing (Reading #2) on Proposed Zoning Ordinance & Map:
- If approved by Council, Zoning Ordinance becomes effective in 30 days and copy of approved Zoning Ordinance & Map provided to Westmoreland County Planning Department
 - If not approved or vote delayed for any reason, then item is placed on next Council Meeting agenda for action
 - If substantial revisions are necessary at any point, then a second Public Hearing must be scheduled
 - Council vote must be held within 90 days of final Public Hearing