

Borough of Canonsburg

Planning Commission

July 7, 2022

1. Call to Order: 7:00 PM

The meeting was called to order by Mr. Defillipo at 7:00 PM

2. Pledge of Allegiance

3. Roll Call:

Mr. John Defillipo, Chairman - Present

Mr. Eric Chandler, Vice Chairman - Present

Mr. Tim Bilsky - Absent

Mrs. Pat Briner - Present

Mr. Steve Moskal – Present

Others Present: Solicitor, Mr. Joseph Dalfonso, Code Enforcement Officer, Melissa Graff

Absent: Engineer, Jeff Marcink

4. New Business:

**A. The Application by Dennis & Bonnie Lemley and John Hofstetter &
Bethanne Thomas who is requesting a minor subdivision at 323 and 327
Ridge Ave, Canonsburg, PA 15317.**

Mr. Defillipo – We have the application by Dennis and Bonnie Lemley and John Hofstetter & Bethanne Thomas who is requesting a minor subdivision at 323 and 327 Ridge Ave., Canonsburg, PA. Uh, are you representing them?

HMT – Yes

Mr. Defillipo – Do you know the problem that you have?

Mr. Dalfonso – So, there was a letter from the borough engineer. Why don't you tell the planning commission the what the purpose of this subdivision is

HMT – When the new house was constructed on the lot of 327 with no survey, it was built over the property line. The current owners of both of these houses want to rectify the problem and that's where we are now. They want to fix it

Mr. Defillipo – Well according to the engineer's report, it says as submitted this minor subdivision is recommended for preliminary approval as the side yard setback needs to be revised

Mr. Dalfonso – If you look at the proposed new property lines for 327, it doesn't appear to be the 8ft. side yard setback

Mrs. Briner – Does one have to pay the other one?

Mr. Defillipo – You're aware of that?

HMT Representative – Yes, I'd say yeah and I'm not sure why. I didn't make the plans, but I don't know

Mr. Dalfonso – Ok. Will that be able to be easily adjusted?

HMT Representative – Well the stickler thing is here they have to swap equal amounts of property and the one homeowner is being a stickler about that

Mr. Dalfonso – Ok. Do we know how big the side yard is there?

HMT Representative – Uh, 5.1 in the front. It looks like it is 5.1 parallel for the most part (showed measurements on the diagram)

Mr. Dalfonso – Is that 5ft. from this fence over here?

HMT Representative – That's 5ft. from the corner of the house to where the new property line would be

Mr. Dalfonso – Alright

Mr. Moskal – That's not what it indicates on the thing. It only goes right to the not to the existing structure, only goes right to the line of the setback line (showed what he was talking about on the diagram). I am reading that correct.

HMT Representative – Correct. From the proposed property line

Mr. Moskal – Not to the building

Mr. Dalfonso – It's to the building

Mr. Moskal – That's not the building (showed what he was talking about on the diagram).

HMT Representative – The 5.1 is from this line to the corner of the house. There's another arrow underneath there that is covered up

Mr. Defillipo – As long as you understand that you have to have this redone, it's alright for approval

Mr. Moskal – So, both parties are 100% behind this

HMT Representative – Yes

Mr. Moskal – How come you said one was being you just said a few minutes ago that one was being more particular than the other

HMT Representative – As far as the area and I believe where they wanted it. They were swapping equal amounts of property.

Mr. Moskal – Show me what they are swapping

HMT Representative – Described this information on the diagram

Mr. Dalfonso – There's a definite issue with the side yard setback. Um, it seems like it is going to be a troublesome situation with the homeowner's agreeing to move that line

HMT Representative – I don't know if they would have a problem with that or not. If that's what has to be done to get the plan done, that's what has to be done

Mr. Defillipo – Ok

Mr. Moskal – So not only that you're asking for a variance for this

Mr. Dalfonso – They are not asking for a variance

Mr. Defillipo – According to the engineer's, preliminary approval should be done with the setbacks being revised. As long as you understand that

HMT Representative – Yes

Mr. Dalfonso – So, you will have to come back for final approval through the planning commission

HMT Representative – Ok

Mr. Moskal – Do they have to come back through here? If we approve them with the setback, and then it can move on to council

Mr. Dalfonso – That's an option as well

Mr. Moskal – I mean do we want to hold it up. We are a recommending board, it's going to go in front of council, they are going to say "the planning board approves of this as long as this got changed. We go ahead and see it changed, he comes back here we approve it then, it still has to go in front of council. If we go ahead and recommend the change that the engineer stated before and approve it with the changes and it goes to council, then they can show council they got it changed.

Mr. Dalfonso – That's up to this board's discretion

Mr. Defillipo – I'm looking for a motion to have this approved with these conditions. Do I have a motion?

Mrs. Briner made a motion to approve the minor subdivision contingent upon recommendations by KLH. Seconded by Mr. Chandler. All in favor. Motion Carries

5. Old Business

None.

6. Adjournment:

Mr. Chandler made a motion to adjourn the meeting at 7:13 PM. Seconded by Mrs. Briner. Meeting adjourned at 7:11 PM.

Submitted by: Melissa Graff