

Harrison Township Planning Commission

Meeting Minutes

September 11, 2017 Regular Planning Commission Meeting

Members Present:

Jason Paulovich, Vice-Chairman
Thomas Cajka
Ken Crisafio
Gary Kesicki
Scott Slezak

Residents/Guests:

Kate Slepak
Joe Thimons
John Barch
Chuck Dizard
Lindsay Fraser

1. Meeting called to order at 7:00pm by Vice-Chairman Paulovich. Roll call taken. Planning commission members present: Paulovich, Cajka, Crisafio, Kesicki, Slezak.

Agenda Item 1: *Consider the Conditional Use Application of Slepak Enterprises for a retail store and drinking and eating place at 32-34 River Avenue in Natrona.*

1. Kate Slepak gave a brief presentation of the project. Ms. Slepak is one of the owners of Slepak Enterprises, LLC, which owns the property and proposes to run the business at the premises.
2. Mr. Paulovich noted the NIRA Engineers letter dated September 6, 2017 and confirmed that Ms. Slepak was in receipt of the letter.
3. Mr. Crisafio questioned the proposed menu items and hours of operation.
4. Mr. Paulovich asked if there were any issues with adhering to the NIRA comments contained in the September 6, 2017 letter.
5. Ms. Slepak stated that Slepak Enterprises would comply with the requirements of the letter and that they hoped to open for business in Spring 2018.
6. Mr. Paulovich made motion to approve subject to the conditions outlined in the NIRA Engineers letter dated September 6, 2017.
7. Mr. Cajka seconded the motion. Motion passes 5-0.

Agenda Item 2:

An informal presentation from the owners and developers of the former Administration Building on 11th Avenue.

1. Mr. Joe Thimons and Mr. John Barch represented the project and give a brief presentation on the intent of the project. The project proposes to develop the former school Administration Building property into approximately 40-50 units of senior independent living for seniors aged 62 and older.
2. Mr. Kesicki questioned if the current Administration Building structure would be razed as part of the project. Mr. Barch indicated that the existing building would be renovated and additional building wings would be added.
3. Mr. Thimons provided examples of similar projects in New Kensington and Plum Borough that S&A Homes has undertaken with great success. This project would be similar in size and scope.
4. Mr. Thimons explained that the daycare structure would remain in operation, and that the property for that parcel has already been subdivided from the Administration Building parcel.
5. Mr. Paulovich explained that although no formal vote or action would be taken on the project at this time, based on items presented and the presentation, the Planning Commission gives its full support to the project and recommends that the Harrison Township Commissioners provide a formal letter of support for the project.
6. Mr. Paulovich motioned to adjourn meeting, motion seconded by Mr. Cajka. Motion passes 5-0.
7. Meeting adjourned at 7:45pm.

