

MUNICIPALITY OF MONROEVILLE  
**PLANNING COMMISSION**

June 19, 2024

7:30 PM

AGENDA

Leonard Bertoni, Chairman  
Heidi Lawrence, Vice Chairman  
Bruce Walker, Secretary  
Ronald Massung  
P. Lorraine Lewis-Burke  
Terry Segelson  
VACANT

Paul Whealdon, Community Planner / Zoning Officer  
Sharon McIndoe, Recording Secretary

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL

APPROVAL OF MINUTES:

Regular Meeting of May 15, 2024

**A. OLD BUSINESS**

1. 23-1-PRD  
Old Stone Village

Applicant (Burkentine Land Development) is requesting approval, pursuant to Article VI Planned Residential Development (PRD) of the Monroeville Zoning Ordinance, No. 2779 to construct a planned residential development consisting of seven (7) apartment buildings with a total of 426 units and associated site amenities. The property is located adjacent to Giant Eagle and identified as Tax Parcels 744-F-29, 744-F-41, 744-F-43, 744-F-51, 744-F-160 and 744-R-145 in the R-4, multiple-family residential and S, conservancy zoning districts.

**APPLICANT HAS BEEN TABLED UNTIL THE JUNE 19, 2024 PLANNING COMMISSION MEETING**

2. 23-7-C  
Old Stone Village

Applicant (Burkentine Land Development) is requesting conditional use approval, pursuant to section 504.VV Major Excavation of the Monroeville Zoning Ordinance, No. 2779 to permit a cut and fill operation totaling approximately 43,702 cubic yards of earth. The property is located adjacent to Giant Eagle and identified as Tax Parcels 744-F-29, 744-F-41, 744-F-43, 744-F-51, 744-F-160 and 744-R-145 in the R-4, multiple-family residential and S conservancy zoning districts.

**APPLICANT HAS BEEN TABLED UNTIL THE JUNE 19, 2024 PLANNING COMMISSION MEETING**

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3. 23-6-SUB  
Old Stone Village

Applicant (Burkentine Land Development) is requesting preliminary and final subdivision approval to subdivide and consolidate tax parcels 744-F-29, 744-F-41, 744-F-43, 744-F-51, 744-F-160 and 744-R-145 into one lot with a total area of 53.785 acres, in the R-4, multiple-family residential and S, conservancy zoning districts. The properties are located adjacent to the Giant Eagle and Target shopping center.

**APPLICANT HAS BEEN TABLED UNTIL THE JUNE 19, 2024 PLANNING COMMISSION MEETING**

**B. NEW BUSINESS**

1. 24-3-ST  
Willowcrest

Applicant (Primo Land Group, LLC) is requesting site plan approval, pursuant to Article III of the Monroeville Zoning Ordinance, No. 2779 to construct a single-family residential development consisting of ninety-five (95) units and associated site amenities. The property is vacant and used to be the airport located off of Logans Ferry Road and identified as Tax Parcel 741-R-333 in the R-2, single/multi-family residential zoning district and consists of 46.62 acres.

2. 24-2-C  
Willowcrest

Applicant (Primo Land Group, LLC) is requesting conditional use approval, pursuant to Section 504.VV Major Excavation of the Monroeville Zoning Ordinance, No. 2779 to permit a cut and fill operation totaling approximately 100,000 cubic yards of earth. The property is vacant and used to be the airport located off of Logans Ferry Road and identified as Tax Parcel 741-R-333 in the R-2, single/multi-family residential zoning district and consists of 46.62 acres.

3. 24-5-SUB  
Willowcrest

Applicant (Primo Land Group, LLC) is requesting preliminary and final subdivision approval to subdivide tax parcel 741-R-333 into 95 (ninety-five) single-family lots and 3 (three) open space parcels, in the R-2, single/multi-family residential zoning district. The property is vacant and used to be the airport located off of Logans Ferry Road and consists of 46.62 acres.

ADJOURNMENT