

MUNICIPALITY OF MONROEVILLE  
**PLANNING COMMISSION**

November 20, 2024

7:30 PM

AGENDA

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

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 August 21, 2024

**A. NEW BUSINESS**

1. 24-3-C  
Northern Pike Partners, LLC

Applicant (Northern Pike Partners, LLC) is requesting conditional use approval, pursuant to Article V, Section 504.FFFF Therapeutic Massage Facility of the Monroeville Zoning Ordinance, No. 2779 to permit the operation of a therapeutic massage business (Jinli Bodyworks). The property is located at 4301 Northern Pike (formerly McGinnis Sisters) and identified as Tax Parcel 856-S-076 in the BLVD, Boulevard zoning district.

2. 24-6-SUB  
PZ Miracle Limited Partnership  
(Miracle Mile Shopping Center)

Applicant (PZ Miracle Limited Partnership) is requesting preliminary and final subdivision approval to subdivide tax parcel 743-M-275 into three (3) commercial lots, in the BLVD, Boulevard zoning district. Lot One (1) with an area of 0.877 acres, Lot Two (2) with an area of 1.214 acres and Lot 3R with an area of 23.275 acres. The property address is 4100 William Penn Highway (Miracle Mile Shopping Center).

ADJOURNMENT