

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

NOVEMBER 20, 2024

MINUTES

The meeting was called to order at 7:30 p.m. by Chairman Leonard Bertoni.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Leonard Bertoni, Heidi Lawrence, Bruce Walker, P. Lorraine Lewis-Burke, Paula Montgomery and Paul Whealdon. Mr. Segelson was absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of August 21, 2024, Mr. Walker duly made a motion to approve them, as submitted, and Mrs. Montgomery seconded it. Upon a voice vote, the motion carried unanimously.

NEW BUSINESS

CONDITIONAL USE 24-3-C
NORTHERN PIKE PARTNERS, LLC

The applicant, Northern Pike Partners, LLC, is requesting conditional use approval pursuant to Article V, Section 504.FFFF, Therapeutic Massage Facility of 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 the McGinnis Sisters, and identified as Tax Parcel 856-S-076 in the BLVD, Boulevard Zoning District.

Ms. Tricia Henning, attorney from Goldberg, Kamin and Garvin, came forward representing the applicant. She explained they have outgrown the space and are looking to move across the street where they will have access to additional space in the former McGinnis Sisters store which has been completely renovated and divided into more retail space. She stated new people have moved in and a new Starbucks was built out in front of the property.

Ms. Henning referred to the specific conditional use that is specific to the therapeutic massage facility. She mentioned the traffic impact and the parking study and reported a parking study was done when the Starbuck was built and this proposed use will not increase the demand for parking or add any square footage to the building. She stated if a traffic study is requested they should be able to supply the one done for Starbucks that created a much greater use and activity to the site and the need for additional parking. She asserted there is plenty of parking in the parking lot in front of the proposed location for Jinli Bodyworks but again stated if requested they would provide the traffic study from when Starbucks was built.

Ms. Henning referred to the facility and how it is required to be licensed and have all the appropriate licensers. She pointed out they are all licensed and have been operating across the street and they will transfer over. She reported the facility must have frontage on a direct access to a public road which will be to Northern Pike.

Ms. Henning reported for waste collections and storage they will use the waste receptacles that are already designed and used for the updated building. She stated it would be the same for mechanical equipment to be screened. She explained they built a higher frontage so everything on the roof is not visible from the front. She asserted the new design for the updates were considered so it is all taken care of.

Ms. Henning reported for any building that contains this type of facility it cannot be within 500 feet of the different usages listed and they are not within 500 feet of any of those usages. She reported it must fully comply with the requirements of the international building code and stated the entire building was recently updated and remodeled to comply with codes. Ms. Henning reported any signage will comply with the municipal regulations but they have not gotten that far.

Mr. Bertoni inquired about the hours of operation and Ms. Henning was uncertain but she felt they would continue with what they have done. She referred to the website and reported their current hours of operations are seven days a week from 10 a.m. to 10 p.m. Mr. Bertoni asserted everything complies with the licensing and Ms. Henning agreed.

Mr. Bertoni inquired whether everything is in order and Mr. Whealdon answered affirmatively. He explained it is a bigger shopping center plaza and should facilitate their proposed use without any problems.

Mrs. Lawrence inquired about the square footage of the new facility and Ms. Henning was uncertain. She stated it was not included in the application.

Mr. Walker questioned what percentage of the former McGinnis Sisters' building they would use and Ms. Henning was uncertain. She reported the McGinnis Sisters section was divided and the large section in the back was taken over by an HVAC company which would have the largest piece but they do not have frontage at the front. She stated there were three or four new retail establishments at the previous store's location but she was uncertain about the specific square footage. Mr. Whealdon suggested those answers should be available for the council meeting.

There being no further discussion, Mrs. Lawrence duly made a motion to approve Conditional Use Application No. 24-3-C and Mr. Walker seconded it. Upon a voice vote, the motion carried unanimously.

SUBDIVISION 24-6-SUB
PZ MIRACLE LIMITED PARTNERSHIP

The applicant, PZ Miracle Limited Partnership, is requesting preliminary and final subdivision approval to subdivide Tax Parcel 743-M-275 into three commercial lots in the BLVD, Boulevard Zoning District, Lot One with an area of 0.877 acres, Lot Two 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.

Mr. Tom Cenna, from Rettew Associates, came forward representing the applicant along with Ms. Victoria Becker, counsel for the applicant. Mr. Cenna reported it is a basic subdivision to increase the flexibility of the property and the applicants have no interest in selling it. He explained they just want to split up a couple of parcels because they recently changed the leases. He stated it is straight forward and they were able to address all of the comments they received from Gateway. He reported they received a clean letter from Mr. Diesoroth. He was uncertain if there were any comments from the county and Mr. Whealdon indicated none have been received.

Mr. Whealdon inquired about the two tenants for the lot and Mr. Cenna answered Bank of America and Chick-fil-A. He stated those are the two out parcels located on William Penn Highway.

There being no further discussion, Mrs. Montgomery duly made a motion to approve Subdivision Application No. 24-6-SUB and Mr. Walker seconded it. Upon a voice vote, the motion carried unanimously.

ADJOURNMENT

There being no further business to come before the planning commission, at this time, a motion was duly made by Mr. Walker to adjourn the meeting at 7:43 p.m. and Mrs. Lewis-Burke seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Leonard Bertoni,
Chairman

LB/sam