

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

FEBRARUY 19, 2025

MINUTES

The meeting was called to order at 7:30 p.m. by Mrs. Paula Montgomery.

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: Heidi Lawrence, Bruce Walker, Paula Montgomery, Carol Seman and Paul Whealdon. Mrs. Lewis-Burke and Mr. Segelson were absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of November 20, 2024, a motion was duly made by Mrs. Montgomery to approve the minutes, as submitted, and Mr. Walker seconded it. Upon a voice vote, the motion carried unanimously.

REORGANIZATION

Mr. Whealdon introduced the newest member of the Planning Commission, Ms. Carol Seman.

Mr. Whealdon reported Mrs. Montgomery is seeking to be appointed Chairperson after the resignation of Mr. Bertoni and Mrs. Lawrence and Mr. Walker would like to remain Vice Chairperson and Secretary, respectively. He suggested those positions be voted on individually.

Whereupon, Mr. Walker duly made a motion to appoint Mrs. Montgomery as chairperson and Mrs. Lawrence seconded it. Upon a voice vote, the motion carried unanimously.

Furthermore, Mrs. Montgomery duly made a motion to appoint Mrs. Lawrence as vice-chairperson and Mr. Walker seconded it. Upon a voice vote, the motion carried unanimously.

Whereupon, Mrs. Montgomery duly made a motion to appoint Mr. Walker as secretary and Mrs. Lawrence seconded it. Upon a voice vote, the motion carried unanimously.

NEW BUSINESS

CONDITIONAL USE 25-1-C
LOVE AND BRIGHT BEGINNINGS

The applicant, Laura Land Company, is requesting conditional use approval, pursuant to Article V, Section 504.L, Child Care Center, Principal Use, of the Monroeville Zoning Ordinance No. 2779, to permit the operation of a child daycare business. The property is located at 4328 Northern Pike, Suites 101, 105 and 107 and identified as Tax Parcel 856-S-012 in the BLVD, Boulevard Zoning District.

Mr. Whealdon reported the applicant sent an email requesting this application be tabled. Whereupon, Mrs. Montgomery duly made a motion to table Conditional Use Application No. 25-1-C and Mrs. Lawrence seconded it. Upon a voice vote, the motion carried unanimously.

SUBDIVISION 25-1-SUB
MONROEVILLE MUNICIPAL AUTHORITY

The applicant, Monroeville Municipal Authority, is requesting preliminary and final subdivision approval pursuant to the Monroeville Subdivision and Land Development Ordinance No. 2525, to subdivide Tax Parcel 637-S-232 into two lots in the S, Conservancy Zoning District; Lot A with an area of 8.57 acres and Lot B with an area of 0.96 acres. The property address is 4185 and 4189 Old William Penn Highway.

Mr. Joe Storey, Manager of the Monroeville Municipal Authority, came forward to present the application. He reported the property is one lot and they want to subdivide it into two to allow them to sell the building on the smaller lot. He explained the larger lot houses their old water authority administration building and there is a water pump station in the basement that needs to be maintained as an emergency system.

Mr. Walker inquired whether there were any perspective buyers and Mr. Storey answered there has been a lot of interest in the property. He pointed out it has good access to the Parkway and can be used for anything.

Whereupon, Mr. Walker duly made a motion to approve Subdivision Application No. 25-1-SUB and Mrs. Lawrence seconded it. Upon a voice vote, the motion carried unanimously.

ADJOURNMENT

There being no further business to come before the planning commission, as this time, Mrs. Montgomery duly made a motion to adjourn the meeting at 7:37 p.m. and Mrs. Lawrence seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Paula Montgomery,
Chairperson

PM/sam