

**NEVILLE TOWNSHIP**  
**Planning Commission Meeting Minutes**  
**July 25, 2019**

**7:00 PM**  
**5050 Grand Avenue**  
**Neville Island, PA 15225**

**CALL TO ORDER:**

Mrs. Antonelli called the July 25, 2019 Planning Commission meeting to order at 7:04 PM.

**ROLL CALL:**

**Present:**

Mrs. Antonelli, Mr. Easton, Ms. Valencik and Mr. Withrow.

**Absent:**

Mr. Grannis, Ms. Swank and Mr. Shuty.

**MINUTES:**

**Motion by Mr. Easton to approve the minutes of the June 27, 2019 Planning Commission Meeting.**

**Second:** Mr. Withrow

**Roll call vote:** Mrs. Antonelli, Mr. Easton, Ms. Valencik and Mr. Withrow.

**Motion carried:** 4/4

**OLD BUSINESS:**

NONE

**NEW BUSINESS:**

**Mr. Carmen Didiano representing Tri-State Trailer Sales:**

Tri-State Trailer Sales submitted a preliminary and final SALDO application for a proposed 40 x 50 addition. The proposed project will remove an existing office trailer and replace it with permanent office space for the sales staff. The addition will add 2,000 square feet to the existing structure. Once the existing trailer is removed, eight additional parking spaces will be added, and additional parking will be added in front of the new addition. Existing building utilities will be utilized. No changes are proposed for the driveways that are on Grand Avenue. In addition to new office space, men's and women's restrooms, a small kitchenette and storage space will be constructed. There will be two larger work areas for retail use.

No additional lighting is proposed. Existing landscaping is within the limits of the property and landscaping plans will need to provide access for tractor-trailers to enter and exit off Grand Avenue.

Submittal items completed are storm water, lighting and utility connections. The largest outstanding item relates to the right-of-way. The current use extends into the existing right-of-way and the new plan has to accommodate this issue. Three waivers have been requested to address SALDO requirements for sidewalks, a 20-foot landscape area behind the right-of-way and perimeter screening within the 20 feet.

Mr. Easton stated he would like to see any trees that are removed replaced.

**Motion by Mr. Easton to table the application for Preliminary Final Land Development for the Tri-State Trailer Sales, Inc. Building Addition located at 3111 Grand Avenue.**

**Second:** Mr. Withrow

**Roll Call Vote:** Mrs. Antonelli, Mr. Easton, Ms. Valenick and Mr. Withrow.

**Motion carried:** 4/4

**DISCUSSION:**

Mary Ann Monski, Grand Avenue:

Ms. Monski stated she read an article in the Sewickley Tribune regarding re-development of the Shenango Site and the article stated that no one from Neville Township is interested in re-development.

Mrs. Antonelli explained there are no proposals for this site before the Planning Commission or Board of Commissioners. Shenango still owns the property they, or a future owner if they elect to sell the property, will need to propose a future use. At that time, the owner will proceed through the planning process. Shenango has not completed the environmental remediation of the site and they are not part of the group discussed in the news article.

Ms. Monski stated that everyone is interested in having public access to the river.

Mr. Easton explained the Township cannot provide public access through any private site, including Shenango and that industrial property is not likely to be reused for recreation or public use. The Township did obtain a site for future development of a public park with river access. This property is located behind Speedway. The property is not currently open to the public and the Township will need grant funds to perform major site work.

**ADJOURN:**

Motion by Mr. Easton to adjourn the meeting.

**Second by:** Mr. Withrow

**All in favor.**

Meeting adjourned at 7:33 PM.

*Prepared by:* Lois Pusateri  
*Preparation date:* August 2, 2019  
*Manager reviewed date:* August 7, 2019

Respectfully Submitted By:



Jeanne M. Creese  
Township Manager