

BOROUGH OF WILKINSBURG
PLANNING COMMISSION MEETING MINUTES
January 14, 2008

CALL TO ORDER

Ralph Watson called the meeting to order at approximately 6:05 p.m. at 605 Ross Ave. Wilkesburg, PA.

ATTENDANCE

Commission members in attendance included Ralph Watson, Edward Amos, Pamela Macklin, and Shirley Doubt-Elston. Marla P. Marcinko, Borough Manager, Rob DeZorzi, Glenn Engineering, Dusty L. of Wal-Mart, and Jeff DePaolis of Trans Associates Consultants were also in attendance.

DISCUSSION

Mr. Watson opened the meeting referencing questions from the last meeting posed by the engineer in reference to a traffic report that opened a discussion led by Rob DeZorzi of Glenn Engineering. The two items that were missing from the revised traffic impact study was consideration of pavement improvements to Douglas Drive and the intersection of Graham Blvd. and Laketon Rd. Mr. DeZorzi expressed that these two intersections should be looked at and analyzed prior to approving the traffic impact study. He further stated a map and a report was provided and there are twelve signalized intersections within the Borough of Wilkesburg that also should be analyzed prior to approving the Traffic Impact Study.

Dusty L., the attorney who is representing Wal-Mart presented the Traffic Engineer Jeff DePaolis from Trans Associates Consultants of Pittsburgh who could address the issues raised. Mr. DePaolis commented no recommendations were being made in regards to re-paving or existing pavement conditions. They were only looking at pavement cross sections. He further commented he didn't realize the 12 signalized intersections were not part of the request for additional analysis.

Pam Macklin commented that at the last Planning Commission meeting the intersections of Laketon Rd., Robinson Blvd. and Montier St. were to be studied. She stated she spoke to Kimball and Associates at the last meeting and at the Penn Hills Planning Commission Meeting and told those intersections were part of the additional traffic study. She further stated what is being said was not what was discussed at the last Planning Commission Meeting or at the Penn Hills Planning Commission Meeting. It was explained by Mr. DePaolis the further away from the site (Wal-Mart/Loews) traffic ends up being a redistribution of existing traffic than a generation of new traffic. Ms. Macklin asked why Laketon Rd. was not studied. The answer was the condition of the road is not considered as impact on traffic.

Shirley Doubt-Elston expressed concern regarding additional traffic on Douglas Dr. from the Blackridge area. She also expressed the road stands to be improved. The traffic study included Robinson and Douglas and Graham and Laketon.

Marla P. Marcinko asked if traffic patterns could be studied post development. She commented on wanting to summarize the effect on traffic in the Borough. In further discussion she pointed out that at some point in time after the stores are open if a traffic study can be implemented.

Mr. Watson pointed out the confusion is with the resurfacing versus traffic flow. The traffic study deals with the flow of traffic not the surface of the streets.

Dusty L., Attorney representing Wal-Mart read a letter from Nine Mile Run Watershed Association into testimony.

Trans Associates Consultants can have additional study information by the end of the week.

Motion to approve Sub-division Plan made by Ralph Watson **second** by Ms. Doubt-Elston.

Yes votes were unanimous.

Motion carried

Motion to approve Wal-Mart/Lowes Site Plans and Conditions **second** by Ms. Macklin.

Yes votes were unanimous.

Motion carried

Marla P. Marcinko, Borough Manager, read the site plans and conditions:

There being no further business Ms. Macklin made a **motion** to adjourn **second** by Ms. Doubt-Elston at approximately 7:00 p.m.