WILKINS TOWNSHIP BOARD OF COMMISSIONERS

PUBLIC MEETING, MONDAY, JUNE 1, 2009

The Public Meeting of Monday, June 1, 2009 was brought to order at 6:00 PM by President William G. Wilson. A quorum was present as follows:

Mr. Wilson		Ms. Fialla
Mr. Padula	Mr. Costa	Mr. Szoko

Mrs. Bradley announced that the purpose of this public meeting was to provide information to the public regarding a proposal of the Planning Commission to change zoning in four areas of the community, specifically: Larimer Avenue, Jefferson Heights Road, Ridgecrest Drive and Brown Avenue. Mrs. Bradley introduced Mr. Thomas Graney, the consultant who has been working with the Planning Commission on the proposed zoning changes.

Mr. Graney provided detail regarding the changes and also addressed questions from members of the public.

Brown Avenue: The proposed change in zoning for Brown Avenue only addresses a handful of parcels, which are currently zoned residential, but have been historically used as commercial properties. The zoning would be changed from residential to commercial.

Ridgecrest Drive: These properties are currentlyl zoned as C-1 Commercial and were included in the properties acquired by the Township from Penn Hills due to the boundary change. Mr. Graney recommends that the zoning be amended from C-1 to R-3 because only 18 of the 31 lots would meet the minimum lot size requirements of an R-2 district; while 27 of the 31 lots would meet the minimum lot size requirements of an R-3 zoning district. Included in the rezoning are slivers of properties acquired through the boundary dispute.

Jefferson Heights Road: The purpose of rezoning on Jefferson Heights from R-2 to R-3 is to facilitate the building of accessory structures without the need to seek a variance from the Zoning Hearing Board. There are 33 lots involved in this rezoning. Of those 33, 22 will be conforming following a change from R-2 to R-3. The remaining lots will continue to be existing nonconforming.

Larimer Avenue: Mr. Graney recommends a two-step approach to Larimer Avenue. First, the area would be rezoned to R-2. This change would eliminate the change-over of existing single-family dwellings into multiple family dwellings and begin a stabilization of the area. The second step is to designate certain areas as the "Larimer Avenue Redevelopment Zone," a Traditional Neighborhood District (TND). This TND would allow for limited non-residential development in an attempt to encourage new development and economic revitalization.

(9-151) MOVED PADULA-FIALLA to adjourn. The meeting was adjourned at 8:00 PM. The motion was adopted by unanimous roll call vote.

Respectfully submitted,

Rebecca Bradley
Secretary