Planning Commission Meeting Minutes
Tuesday, April 28th, 2026
Public Meeting - 6:30 P.M.

CALL MEETING TO ORDER

ROLL CALL

Paige Bevan, Mel Cook, Keith Conover, Emily Moldovan

PUBLIC COMMENT ON PLANS

l. **Development Subdivision Plam**
   a. **222 – 240 Hidden Lane, Carnegie, PA 15106**
      a. R4 - Multi-Family Residential Zoning District
         i. Lot and Blocks Include:
            1. 102-D-302
            2. 102-D-304
            3. 102-D-306
            4. 102-D-308
            5. 102-D-310

1. **CFIN-2022-RTL 1 ISSUER LLC** (Property Owner/Applicant)
   A. **1415 Vantage Park Drive, Suite 240, Charlotte, NC 28203**
      a. **Proposed Use**
         i. **Current Use**
            1. Residential Townhomes
         ii. **Proposed Use**
            l. Residential Townhomes

Sebastian Pinto, a representative with CFIN-2022-RTL 1 ISSUER LLC, explained that the purpose of being in front of the Planning Commission tonight is to subdivide the existing five lots into ten. There are currently five duplexes (ten units) which share a party wall, but to be individually sold, each structure must have its own lot.

Planning Commission Member Mel Cook asked if there would be anything in place to protect each individual owner's property. Mr. Pinto explained there will be an HOA and bylaws that each owner will have to follow. The Hidden Lane HOA will include the townhome owners and several

other homes along that road as it is a private drive and will need to be privately maintained. Planning Commission Member Mel Cook pointed out that the plans do not show that Hidden Lane connects Washington Avenue to Library Avenue and that this is important for emergency services to know. The Commission decided to make this a requirement as part of the contingent plan's approval.

Planning Commission Member Paige Bevan asked about the condition of the homes. Mr. Pinto said other than a few minor things in the some of the homes and landscaping, the townhomes are ready to be sold. Several brokers have suggested the $440,000-470,000 range for each unit.

MOTION by Planning Commission Member Emily Moldovan to recommend approval of the subdivision plan to Council contingent on the review and approval from the Borough's engineer and the Allegheny County Department of Economic Development and that the plans demonstrate the private road's connection to Library Avenue. Seconded by Planning Commission Member Mel Cook. All in favor. Motion passes.

2. **Carnegie Borough Comprehensive Plan Discussion (Continued)**

3. **Carnegie Borough Zoning Ordinance (Continued)**

4. **September 2025 Minutes (9/30/2025)**

MOTION by Planning Commission Member Emily Moldovan to approve the September 2025 minutes. Seconded by Planning Commission Member Mel Cook. All in favor. Motion passes.

PUBLIC COMMENT

ADJOURNMENT

MOTION to adjourn by Planning Commission Member Emily Moldovan. Seconded by Planning Commission Member Paige Bevan. All in favor. Motion passes.