Planning Commission Meeting
Tuesday, August 26, 2025
Public Meeting - 6:30 P.M.

CALL MEETING TO ORDER

ROLL CALL

Paige Bevan, Keith Conover, Mel Cook, Emily Moldovan

PUBLIC COMMENT ON PLANS

1. **37 Swallow Hill Road, PA 15106 (Lot and Block 65-H-94 and 65-H-96)**
    a. **RI — One Family Residential Zoning District**
        l. **Keith and Suzanne Mangini** - (Property Owners)
        2. **Chris Jackson, PLS - MDM Surveyors** - (Applicant)
            a. **Proposed Use**
                i. **Current Use**
                l. Single-Family Residential
                a. 37 Swallow Hill Road (65-H-94)
                b. Vacant Lot (65-H-96)
            ii. **Proposed Use**
                l. Single-Family Residential
                a. Consolidate 65-H-94 and 65-H-96

Keith & Sue Mangini bought the properties around ten years ago. The owners are interested in the consolidation of the two lots with the intention of demolishing the existing house and rebuilding a new home that better fits their needs as well as adding an indoor swimming pool.

MOTION by Planning Commission Member Emily Moldovan to recommend approval of the lot consolidation plan to Council contingent on the review and approval from the Borough's engineer and the Allegheny County Department of Economic Development. Seconded by Planning Commission Member Mel Cook. All in favor. Motion passes.

2. **Carnegie Borough Comprehensive Plan Discussion (Continued)**
    a. Comprehensive Plan Presentation — Herbert, Rowland & Grubic, Inc. (HRG)

Laura Ludwig presented information on utilizing the services of HRG to update the Borough's Comprehensive Plan. The initial steps would be reviewing and auditing the current plan which is around ten years old. HRG would then develop a trend report to see recent demographic and market changes to Carnegie. These reports would be completed by hosting public meetings and sharing surveys with residents. The typical fee range for HRG's services is around $80,000-110,000 with an 18-month timeline. Laura also shared that there are existing grant programs for funding, such as the MAP grant through the PA Department of Community and Economic Development, which requires a 50% match. HRG offers application assistance for grants as well.

The Commission discussed topics that should be outlined in the new Comprehensive Plan with Planning Commission Member Emily Moldovan highlighting flood mitigation and the adoption of a storm water management ordinance. Planning Commission Member Keith Conover discussed potential recreation opportunities with Chartiers Creek and improving the business with street scaping and traffic calming. Planning Commission Member Paige Bevan discussed enhancing pedestrian safety and replacing sidewalks along Washington Avenue.

Borough Manager Steve Beuter added that PRT has not updated the Borough on its plan to build a multi-story garage in the lot next to the Borough Building and that the trail discussions between Allegheny County and the railroad are ongoing.

4. **Carnegie Borough Zoning Ordinance (Continued)**
5. **July 2025 Minutes (7/29/2025)**

MOTION by Planning Commission Member Paige Bevan to approve the July 2025 minutes. Seconded by Planning Commission Member Emily Moldovan. 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.