Planning Commission Meeting
Tuesday, July 29, 2025
Public Meeting - 6:30 P.M.

CALL MEETING TO ORDER

ROLL CALL

Keith Conover, Mel Cook, Emily Moldovan

PUBLIC COMMENT ON PLANS

1. **215 East Main Street, Carnegie, PA 15106**
    a. **Lot and Block:** 103-M-181
        i. **D1 — Cultural Zoning District**
            1. **Riley's Properties, LLC** — (Property Owner)
            2. **Studio St. Germain, LLC (**Applicant)
                a. **Proposed Use**
                    i. **Current Use**
                        1. Vacant Lot
                    ii. **Proposed Use**
                        1. New Development

Nathan St. Germain, of Studio St. Germain, presented the land development plan for the construction of Riley's Pour House. Mr. St. Germain emphasized that this is essentially a rebuild of the previous footprint of the structure with changes to the design and layout for more functionality. The aesthetic of the building is to pay homage to the original Pour House and other traditional Irish pubs.

In addition to the main building which houses the bar/restaurant, there will be a year-round pavilion with a fully enclosed, air-conditioned outdoor patio area that is set back from East Main Street. Planning Commission Member Conover asked about the design of the pavilion and if the doors in the rendering were garage doors. Mr. St. Germain explained the pavilion will have a moveable stage with acoustic materials to assist with noise control and that there will be bi-folding windows that can be opened during business hours. In front of the year-round pavilion will be an additional patio area to seat more patrons during the warmer months.

Planning Commission Member Mel Cook asked how the pavilion would be heated and if there would be a basement. Mr. St. Germain explained that it will be heated and that the HVAC equipment for the pavilion would be out of eyesight on the roof on the pub side. The ductwork would be visible in the ceiling of the pavilion as part of the design. There will not be a basement, the structure will be on a slab. Mr. St. Germain added that they are looking for a site plan approval today. All drawings will be updated with the comments from KLH Engineers as the project progresses. Typically, the utility plans and storm water comments are addressed in the building permit process.

In terms of zoning, the setbacks and use are all staying the same as before. The new design offers more parking spaces at the back of the lot. Since the use is not changing or being enlarged, KLH determined that the amount of parking in the design meets the Borough's zoning ordinance requirements.

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

Borough Manager Steve Beuter added that the next step is for Borough Council to review the plans, and their next public meeting is on August 11th.

Carnegie Borough Comprehensive Plan Discussion (Continued)

Planning Commission Member Keith Conover highlighted the need to continue discussing flooding and remediation when drafting the new Comprehensive Plan. Another thing to add is the emergency opening of drains during a flood to assist with clearing debris. This, along with other important topics, can be discussed at the next meeting.

Planning Commission Member Emily Moldovan asked if there was an existing Stormwater Management Plan. Borough Manager Steve Beuter said that Carnegie does not have one, but the creation of one can be discussed.

Carnegie Borough Zoning Ordinance (Continued)

April 2025 Minutes (4/29/2025)

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

PUBLIC COMMENT

ADJOURNMENT

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