

**TOWN OF MCCANDLESS PLANNING COMMISSION
IMPLEMENTABLE COMPREHENSIVE PLAN
SPECIAL MEETING MINUTES
JUNE 5, 2019 6:00 p.m. NA CENTRAL ADMINISTRATIVE OFFICE**

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| Present: | Edward Meinert, James Childress, Richard Schnupp, Robert Gaertner, LaMar Williams, Dan Kortum, Jason Moots and Gregory Walkauskas |
| Consultant: | Jim Pashek, Pashek + MTR |
| Town Manager | Robert Grimm |
| Land Use Administrator | Bruce Betty |
| Administrative Assistant | Sandra Bauer |
| Commenters: | Kimberly Zachary, William Kirk, Steve Mertz, Mike Rapach, Deb Sagan, Rita Martin, Cindy Waeltermann, Steve Wehrspann, Jason Singer, Gavin Robb, Robert Grimm |

Sign-in sheet for this meeting is available for reference.

Chairman Edward Meinert called the meeting to order at 6:00 p.m.

IMPLEMENTABLE COMPREHENSIVE PLAN

Chairman Meinert introduced the plan. Land Use Administrator Betty detailed the genesis of the plan, outlined the timetable and the ways by which public input was collected.

Mr. Jim Pashek defined the plan as a policy guide. McCandless residents were heavily involved in the creation of this guiding document. A Steering Committee was established at the beginning of the process. Pop-up events, meetings, surveys and personal interviews were all implemented in the development of the plan. The Committee worked to identify the needs and desires of the Town's residents.

Mr. Pashek illustrated the six areas of the plan's focus using a Power Point visual presentation.

The Transportation and Connectivity chapter was established to pursue active transportation and connectivity within different areas of the Town without the use of a motor vehicle.

The focus of the Community Activities chapter is to pursue the creation of an Activities Committee to research ways to enhance opportunities for activities and events at a community space.

The Greenspace and Sustainability chapter focuses on protecting and maintaining natural ecological systems. The McCandless Environmental Activities Committee is pursuing a platinum certification from Sustainable Pittsburgh.

The Redevelopment chapter focuses on the commitment to create viable, diverse and attractive commercial environments and promotes pedestrian-oriented, dense, mixed-use redevelopment.

The Community Identity and Public Engagement Chapter details the intention to strengthen the identity of McCandless. It seeks to engage citizens to improve quality of life in the Town.

Mr. Williams stated that the plan supports the direction in which we would like to go. Mr. Williams noted that bike rack placement was missing from the plan.

Mr. Schnupp stated that he was pleased with the pop-up events and community involvement endeavors of the Steering Committee.

Mr. Gaertner requested that notes in the plan be made larger to improve readability. He commented that deferred sidewalk projects should be considered. He asked if Mr. Pashek sees any problems with the Zoning Ordinance supporting the Comprehensive Plan. Mr. Pashek replied that he did not. He also questioned the prioritization format of initiatives in the Greenspace chapter.

Mr. Childress commented that he is pleased with the research leading up to the plan.

Mr. Moots commended the Steering Committee for gathering input from the community. He feels like the plan is moderate and it could be more aggressive.

Ms. Zachary expressed that the plan is a great policy guide.

Mr. Walkauskas said that it was a great plan, however, he commented that the planners should reconsider their idea of rezoning that part of the area along Route 19 from Prescott Drive to Hillvue Lane which is currently zoned R-2- Single-Family and Two-Family Dwelling District to R-C - Residential Commercial District. There are areas From Prescott to Hillvue that are currently in an I District or a R-5 District that are not to be rezoned.

Mr. Kirk thinks that the plan has a lot of great ideas. He questioned the intent to collaborate with the Port Authority. He would like to see the preservation of farmland. He stated that repairing stormwater and flooding issues should be a priority. He would like to consider regulating redevelopment. He queried where inclusionary zoning would take place. He is not in favor of bike lanes. Instead, he is in favor of increased mobility including pedestrian accessibility.

Mr. Mertz expressed his support for the plan.

Mr. Grimm would like to see reference to redevelopment of some of the smaller areas in the commentary

Mr. Rapach expressed his desire to see things accomplished.

Ms. Sagan identified the plan as a fluid one. She supports the evolution of priorities as they relate to implementation of the plan.

Ms. Martin recognizes that citizen action and advocacy are important.

Ms. Waeltermann inquired about data collection and public notification methods.

Mr. Wehrspann noted that North Park and its offerings should be considered in regard to community activity opportunities.

Mr. Betty noted that the proposed Activities Committee will gather data and measure activity needs using real-life data.

Mr. Singer asked several questions concerning the plan creation process.

Mr. Robb explained the adoption timeline.

Mr. Schnupp, a member of the Planning Commission and Comprehensive Plan Steering Committee, reiterated that the Steering Committee spent approximately 1 ½ years dedicated to the development of this plan. They exerted a great deal of effort to collect feedback from Town citizens to complete the task.

Mr. Williams made a motion to recommend approval of the Implementable Comprehensive Plan subject to comments. Mr. Schnupp seconded the motion. The vote was unanimous (7-0)

Respectfully submitted,



Edward G. Meinert
Chairman, Planning Commission

EGM/slb