

**WHITE OAK BOROUGH  
PLANNING COMMISSION MEETING MINUTES  
HELD FEBRUARY 4, 2010**

**Planning Commission Members Present:**

Al Lebedda  
Paul McCarthy  
Tony Villinger  
Glenn Beech  
Helen Stratigos

**Planning Commission Members Absent:**

**Others Present:**

Wayne Washowich  
Don Hultberg, Borough Engineer  
Terry Leckman, Borough Solicitor  
Bob Deglau, Allstate Mapping and Surveying

Mr. Lebedda: Let's stand and give Pledge of Allegiance.

All: Recited "Pledge of Allegiance."

Mr. Lebedda: The members of the Planning Commission that are present today are to my left Glenn Beech, Tony Villinger, Paul McCarthy, Helen Stratigos the Secretary, and myself Al Lebedda the Chairman. To my right, Wayne Washowich Building Inspector, Don Hultberg Borough Engineer Representative, and Terry Leckman our Solicitor. And in the audience Edward Babyak Council representative. I'd like to uh, we have a little bit of business to conduct tonight, and that's the minutes for January 11, 2010. So if you want to review those, then I'll accept a motion to accept.

Mr. Beech: I'll make a motion to approve the minutes.

Mr. Lebedda: I need a second.

Mr. Villinger: I'll second that.

Mr. Lebedda: Those in favor signify by saying aye.

All: Aye. (unanimous)

Mr. Lebedda: Opposed, no? Motion carried.

Mr. Lebedda: The agenda tonight is, we have one case tonight, a consolidation and line change for the property located at 1200 Long Run Road in White Oak. Will the representative step forward to the podium, state your name and address, as well as stating your case? Please use the microphone.

Mr. Robert Deglau: Okay. Robert Deglau, from Allstate Surveying, Irwin, Route 30 in Irwin, PA. And I apologize for last week, not showing up for the scheduled meeting, a lot of the meetings I've been going to like Hempfield and North Huntington, usually there's like last year, there would be 10 or 15 applicants, here it's like I'm the only one. Maybe one or two, but it's been really slow, but it slipped my mind. But I know we've worked on the plans and I sent it to Don and he looked at it. It's kind of a basic plan, but there's a lot of lines on there. Basically we're working on this stuff for Bob Massie. He wants to take the three lots, consolidate and divide the corner piece as shown. And from my understanding he's working with Wayne Weinstein as the realtor with the owner, so they have ongoing agreements that are optional to purchase this, so he doesn't own the property right now. It's his intent to purchase. So every like two weeks I get an update, and I know they just had an auction there, the building. So we're getting close, it's not moving as quick as he'd like.

Mr. Lebedda: Mr. Hultberg do you have anything you wanted to add?

Mr. Hultberg: No, other than we had reviewed it under the requirements of Subsection 1393.01 small subdivision. We have reviewed, sent comments, Bob was able to make revisions, re-submitted to us, I believe you got a copy of that re-submittal. We re-reviewed it and determined that it meets the requirements and we recommend preliminary and final approval of the subdivision.

Mr. Lebedda: Thank you. Mr. Leckman, do you have anything you wish to add?

Mr. Leckman: Nothing other than the issue we discussed in workshop here, Mr. Lebedda, about the ownership that before final approval is given that the actual transfer take place. That could be part of the motion when you make it.

Mr. Lebedda: Okay, thank you. Any members of the Commission have anything to offer?

Mr. McCarthy: Bob, do you have any idea of what's going to go in there, any inkling any clues?

Mr. Bob Deglau: They mentioned, when I first started working on this in late November, early December, that Wayne and (inaudible) had mentioned Walgreens, but then they changed that last month to say Sheetz, and now I don't think that's going to happen either, but I don't know. You know, they tell me what they want, and I don't really ask them, it's other than the two or three times just to find out what was going on there. But, I think Bob would know more about it, you know, if (inaudible) and Wayne was working (inaudible) trying to work (inaudible) and then we looked at this corner, but I don't know.

Mr. McCarthy: Is there anything going on with this site adjoining it, that's owned I believe by PennDOT? Because I know it has been used by the car dealership that's there.

Mr. Bob Deglau: Yeah, I think they have a lease, Paul must have a lease to use that, they paved that, and they, but they don't have a curb cut to exit out. So it's basically, we show the asphalt on there so, the consultant that was looking at it for Walgreens they have their own attorneys, their own engineer, we forwarded this map to them, they were out of state, they did their own research and they were aware that they'd have to contact PennDOT to utilize that corner.

Mr. McCarthy: So that would be part of the, any development that goes in there would be –

Mr. Bob Deglau: Yeah, they would uh, I think Bob just wants to purchase the property and then sell that piece right away. And then with conditions, whatever they have, then that, the new buyer would then have his design team work on trying to put something together that would meet your Ordinances, but also realize that PennDOT's going to be involved as well.

Mr. McCarthy: How did they decide on the acreage itself, because I know they've got a lot of land to the right there, and a lot of times on developments like this, a lot of these big site, big box developers want more, more land.

Mr. Bob Deglau: This is funny, they uh, they being I think Wayne and whoever he was dealing with from the beginning, Walgreens, visited the site and they said the forth lamp pole over.

(Some inaudible comments)

Mr. Bob Deglau: We surveyed it and (inaudible) hurry up and tell me what the acreage is so that's the first thing we did, it's about 1.75 acres, oh that's good, that's perfect, so that's it.

Mr. McCarthy: I assume everyone's aware of the flood zone, and –

Mr. Bob Deglau: Yeah, they were. Yeah, we tried to show as much information on there so that, the present owner is aware, if he cares, and then the buyer, which would be concerned is aware, and then since it's going to be turned over pretty quickly, that they have, so everybody's aware of easements and restrictions. So, but to tell you the truth, if there's a change in different occupants, there's a chance that the line may change again or that they may not want to buy as much, or they may need more, so.

Mr. McCarthy: Yeah.

Mr. Bob Deglau: It was, you know, it was their determinate, I didn't determine.

Mr. Lebedda: Any other questions?

Mr. Lebedda: I'd like to entertain a motion to approve the Bob Massie Sub-division.

Mrs. Stratigos: Motion for recommendation of the land and consolidation sub-division plan. I move that this Planning Commission send a favorable recommendation to White Oak Borough Council recommending the preliminary and final approval of the proposed land sub-division known as the Bob Massie Plan. Said recommendation be subject to the following conditions. Satisfaction of all conditions and plan deficiencies as set forth in the Borough Engineer's report dated January 6, 2010. Satisfactory review as required by the Allegheny County Department of Planning. Third, subject to verification of transfer of property to Robert Massie. This motion shall also authorize the Chairman and the Secretary of this Planning Commission to execute the original mylar plat.

Mr. Lebedda: A motion's been made, may I have a second please?

Mr. McCarthy: I'll second it.

Mr. Lebedda: A second has been given. All thos in favor signify by saying aye.

All: Aye (unanimous)

Mr. Lebedda: Opposed, no? Motion carried. Is there any other business before the Planning Commission tonight? I'll entertain a motion for adjournment.

Mrs. Stratigos: Mr. Chairman, I so move.

Mr. Lebedda: A motions been made and seconded, all those in favor signify by saying aye.

All: Aye (unanimous)

Mr. Lebedda: Opposed, no?