

**WHITE OAK BOROUGH  
PLANNING COMMISSION MEETING MINUTES  
HELD JANUARY 3, 2008**

**Planning Commission Members Present:**

Al Lebedda  
Helen Stratigos  
Paul McCarthy  
Terry Farrell  
Tony Villinger

**Planning Commission Members Absent:**

Donna Kinchloe

**Others Present:**

Wayne Washowich, Building Inspector  
Don Hultberg, Borough Engineer  
Terry Leckman, Borough Solicitor  
Bob Deglau, Allstate Mapping  
Edward Babyak, Council Representative

Mr. Leckman: ---- reorganization meeting of the White Oak Borough Planning Commission, uh, this Thursday, December 3, 2008. First we will pledge allegiance to the flag.

All: Recited the Pledge of Allegiance.

Mr. Leckman: Um, if you would remain standing please, the White Oak Borough Planning Commission sustained a rather significant loss this past year due to the passing of our Chairman, George Kemp, and I'm sure it will be hard to replace Mr. Kemp and his years of experience. I know he guided me somewhat when I came on as Solicitor and he provided a lot of good insight, really took things, events of this Commission seriously. And uh, I thought that we could observe a moment of silence for Mr. Kemp at this point in time. Thank you. Does anybody else have anything to say about? Okay. Well the next order of business is to reorganize for the year 2008. And in that regard I would declare that nominations for the position of Chairman of the Commission are open. Do I hear any nominations for the position of Chairman?

Mr. McCarthy: Paul McCarthy, I nominate Al Lebedda.

Mr. Leckman: Al Lebedda has been nominated by Paul McCarthy. Are there any further nominations? If there are no further nominations I declare nominations to be closed and I cast a ballot in, on behalf of Mr. Lebedda as the sole candidate. He is now the Chairman of the Planning Commission for the year 2008. Nominations are now open for the position of Vice-Chairman. Do I hear any nominations?

Mrs. Stratigos: Helen Stratigos, I nominate Paul McCarthy for Vice-Chairman.

Mr. Leckman: Helen Stratigos has nominated Paul McCarthy are there any further nominations for the position of Vice-Chairman? There being no further nominations, I declare nominations to be closed and cast a ballot on behalf of Paul McCarthy, he is now the Vice-Chairman of the Commission. I now declare the, that nominations for the position of Secretary are open.

Mr. Farrell: Terry Farrell, I would nominate Helen Stratigos for the office of Secretary.

Mr. Leckman: Terry Farrell has nominated Helen Stratigos for the position of Secretary of the Commission. Are there any further nominations? There being no further nominations, I declare nominations closed and cast a ballot on behalf of Helen Stratigos who is now the Secretary of the Planning Commission for the year 2008. At this time I would turn over the gavel to Mr. Lebedda your new Chairman.

Mr. Lebedda: The meeting for the Planning Commission for Thursday, January 3, 2008, is now open. I'd like to introduce the members of the Commission to the audience. Tony Villinger is to my far left, Terry Farrell, Paul McCarthy, and Helen Stratigos. To my right is Wayne Washowich, Building Inspector; Don Hultberg is the Borough Engineer; and Terry Leckman is the Borough Solicitor. We have to approve our minutes for December 6, 2007. Are there any corrections or objections to the minutes?

Mrs. Stratigos: Mr. Chairman, Helen Stratigos, there is a correction, Terry Leckman was on board, he was here last month. Terry Farrell, sorry, excuse me.

Mr. McCarthy: Mr. Chairman I also have a correction. Page 7, there was a paragraph that was put in here in error. I would like to have this deleted. It's starts, "furthermore it is recommended that the following application requirements of the Borough Ordinance 2748 Title 7 Section 701 be waived as requested, Section 1385.03 b 1,2,3,4 and Section 1385.06 b 3 relating to small subdivisions," this whole paragraph should be deleted.

Mr. Lebedda: Are there any other corrections? Do I hear a motion for the acceptance of the minutes, as corrected? Some of, second?

Mr. McCarthy: Second.

Mr. Lebedda: Those in favor?

Mr. McCarthy, Mrs. Stratigos, Mr. Lebedda, Mr. Farrell: Aye.

Mr. Lebedda: Opposed?

Mr. Villinger: Mr. Chairman, my name is Tony Villinger, I would like to abstain.

Mr. Lebedda: All right we have 4 ayes, and 1 abstention. All right on the uh, agenda tonight is um, a continuation of last months meeting on the King Plan #1. And I'd like to also remind those of you sitting in the audience, please sign the notepad there with your name, so that we can have it for the records. Mr. Deglau, do you have uh, something to present? I'm sure you do.

Mr. Bob Deglau: Right, Bob Deglau from Allstate Surveying and Mapping and what I did is I brought the revised plans back with me tonight, that were looked at by you last month. And uh, did we want to look at the King/Walnut Plan one or the King Plan?

Mr. Don Hultberg: Why don't, why don't, uh, Bob if you don't mind if I walk through my review comments at this point, my report to the Planning Commission, and then we can attack it from that point of view. Um,

Mr. Washowich: Does Bob have a copy? Do you have a copy?

Mr. Bob Deglau: Oh yeah.

Mr. Don Hultberg: Of my review comments?

Mr. Bob Deglau: Yeah.

Mr. Don Hultberg: Yeah, okay. Uh, the EADS Group has completed the review of the proposed King and Walnut Eden Plan #1 and the King Plan #1 Sub-division Plans as revised. Based on the title sub and sub-division land development regulations of White Oak Borough Code, we offer the following comments. As to King/Walnut Eden Plan #1, um, I have requested that the tax block and lot 552-N-257 that has two deed book references be verified. Um, and I haven't received any verification of that yet, but that's something that you can do.

Mr. Bob Deglau: Is that you said 257 or is it 247?

Mrs. Stratigos: It's 247.

Mr. Don Hultberg: Uh 247, I apologize if I said 257.

Mr. Bob Deglau: Yeah, what I verified on that was the lot and block does have two

deeds.

Mr. Don Hultberg: It does have two?

Mr. Bob Deglau: It should have two separate lot and block numbers.

Mr. Don Hultberg: Right, so you actually have two deeds referring to the same lot and block number?

Mr. Bob Deglau: Well what it is, is uh, the way the lot and block drew it up, they have the outline of lot 247 combined together of the two deeds.

Mr. Don Hultberg: I think it's a technicality at this point, since this sub-division is consolidating them anyway. Um, so if you would just send over to my office that tax map so that I can file it away with the report, that's really all I need to eliminate that issue.

Mr. Bob Deglau: We, in fact, last month, we sent this through, we kept searching on it because that's kind of an odd thing.

Mr. Don Hultberg: It is very odd.

Mr. Bob Deglau: But on little tracts of land, sometimes the tax people consolidate it and just call it one big tax, but there's three deeds to it.

Mr. Don Hultberg: Yeah.

Mr. Bob Deglau: But I'll um, send you a new one.

Mr. Don Hultberg: Okay. The next thing is as you know, you are required to get Allegheny County Department of Economic Development review and approval, and we realize that that's going to occur after this meeting. And then I noted that there are two corners, or two monuments that are not noted as being set on that sub-division. As to King Plan #1, which then takes the smaller parcel that's created on the King/Walnut Eden Plan #1 and attaches it to properties already owned by Hartley King, um, there uh, the big issue on this plan, and then subsequently going backwards to the King/Walnut Eden Plan #1, is the concern for future development, and at this time, whether you should or should not be required to adhere to the additional requirements in the Ordinance. Therefore a note is going to be required on all sheets, sheet 1 of 2 and 2 of 2 for both sub-divisions, this note should be boldly displayed and should read according to the proper language that the Planning Commission has developed and will be read to you as part of the, I believe as part of the motion, or will be supplied to you at the right point. Um, the, having stated that then, you had left the deed book volume for the .83 acre parcel, you don't have it yet because you haven't created it yet, because we haven't approved it yet tonight, so I understand you're going to hand-

write that in at the time of recording, and we're perfectly fine with that. Again, Allegheny County Department of Economic Development review and lastly uh, there are noted of 3 corners, or monuments not set on that sub-division. That's the end of our review. At this point we recommend both, well we have had preliminary, we recommend final approval for both sub-divisions, contingent upon those items now stated.

Mr. Bob Deglau: What I'd like to do also, is uh, you may have mentioned this, Mr. King would like to record that small piece of transfer, .83 acres for the King/Walnut Eden, get that deed book volume number and also get the plan book volume page for that recording, and then we can add the plan book volume and page.

Mr. Don Hultberg: I think that's absolutely the proper way to –

Mr. Bob Deglau: And add the deed book volume on it as well. So we're going to ink that in with our hand written onto the mylar, but then the second mylar (inaudible).

Mr. Don Hultberg: I have nothing further.

Mr. Lebedda: All right thank you. Mr. Leckman do you have something to offer?

Mr. Leckman: No, I think we've covered the concerns through Mr. Hultberg's comments about the section that will be noted on the drawings.

Mr. Lebedda: Are there any other comments pertaining to the King Plan #1?

Mr. ?: (inaudible comments)

Mr. Lebedda: Are we ready for a motion? I'll entertain a motion.

Mrs. Stratigos: Mr. Chairman, 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-divisions known as King and Walnut Eden Plan 1, and King Plan 1. 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 12/4/07. Satisfactory review as required by the Allegheny County Department of Planning. Final review by the EADS Group. Subject to the completion of the conveyance of the parcel shown in the King and Walnut Eden Plan 1. The requirements of 1385.03 are postponed until land development of these parcels is proposed. The following note shall be added: "Lots 2 and 3 shall not be built upon until a site plan is submitted and building permit issued. Any such site plan will comply with the requirements of the White Oak Borough Zoning Ordinances and specifically with the requirements of 1385.03 (b) of the White Oak Borough Planning and Zoning Code is postponed until such time as the filing of any building permit application."

Mr. Lebedda: Do I hear a second?

Mr. Leckman: Mr. Chairman, if I may? I might suggest a slight amendment now that this was read.

Mrs. Stratigos: Okay.

Mr. Leckman: The Engineer's report referenced in there was dated December something, and Mr. Hultberg has another Engineer's report this evening dated January 3, 2008, so I think it might behoove you to add that second date in there as well as the first date, in compliance with both of those reports.

Mr. ?: (inaudible)

Mr. Bob Deglau: Yeah, I see the bottom of page 2, yeah, it could be, we'd have to offset it over here (inaudible) block it and then put that on the first page (inaudible) but yeah, we have more room on the first page, but the second page (inaudible) recorded document, the first page is (inaudible) notes and they don't require you to repeat them but (inaudible)

Mr. ?: (inaudible)

Mr. Bob Deglau: Well we'll delete the one that doesn't (inaudible) room (inaudible)

Mr. Lebedda: Do I hear a second on the motion with the amendment?

Mr. ?: Second.

Mr. Lebedda: All those in favor?

All: Aye. (unanimous)

Mr. Lebedda: Opposed? The motion is carried. Is there any other business to be conducted before the Planning Commission?

Mr. Washowich: No I just wanted to tell Bob, give me 3 copies of the revised.

Mr. Bob Deglau: We have to get it to Terry and to the –

Mr. Washowich: Yeah.

Mr. Bob Deglau: If I um, I wasn't able to write down all of the –

Mr. Washowich: We can get it.

Mrs. Stratigos: We'll give you a copy.

Mr. Bob Deglau: All right.

Mr. Lebedda: There being no further business, I'd like to uh, entertain a motion to adjourn for this evening.

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

Mr. McCarthy: Paul McCarthy, second.

Mr. Lebedda: Those in favor?

All: Aye. (unanimous)

Mr. Lebedda: Opposed? Motion carried.