

AGENDA

Planning Commission
Regular Meeting
07/22/2025, 6:30 PM, Council Chambers

Eric Valcheff, Chair
Rhiannon Haller, Vicechair
Megan Winters
Alice Pescuric
Allen Biehler

1. Call to Order
2. Roll Call
3. Approval of Minutes from the Meeting of 06/24/2025
4. Public Comment on Agenda Items (Only Crafton residents, property owners, or business owners may comment. Comments are limited to three minutes. Please refrain from personal attacks or obscene language.)
5. Trails Planning Update
6. Business Development Committee Update
7. New Business
8. General Public Comment (Only Crafton residents, property owners, or business owners may comment. Comments are limited to three minutes. Please refrain from personal attacks or obscene language.)
9. Adjourn

MINUTES

Planning Commission
Regular Meeting
06/24/2025, 6:30 PM, Council Chambers

Eric Valcheff, Chair
Rhiannon Haller, Vicechair
Megan Winters
Allen Biehler
Alice Pescuric

1. Call to Order

President Valcheff called to order the regular meeting of the Crafton Planning Commission, Tuesday, June 24, 2025, at 6:30 PM.

2. Roll Call

Ms. Haller recorded five (5) Members of the Commission present: Mr. Biehler, Ms. Pescuric, Ms. Winters (via Zoom), Mr. Valcheff (via Zoom), and herself. Also Present were Director Tedesco, Solicitor Culhane, and Manager Price.

3. Approval of Planning Commission Meeting Minutes.

Motion #1: It was moved and seconded (*Biehler/Winters*) to approve the May 27, 2025, Planning Commission Minutes.

Motion #1: carries by a unanimous vote (5-0).

4. Public Comment on Agenda Items

Cody Sheets, presented a petition signed by 135 residents that oppose the draft zoning as amended and requested additional public workshops and an impact study to be conducted prior to adopting the draft. He cited concerns with overcrowding of on street parking, public safety, strained resources, decline in property values, and incoming large-scale developers.

Nicole Currivan, 184 S. Grandview Avenue, spoke regarding the lack of studies showing how this new zoning will impact the Borough. She shared the results of an AI generated analysis she had prepared that addressed critical issues with the zoning draft.

Cory Roma, W. Steuben Street, expressed his support for the Zoning Draft and noted that he feels comfortable with the Planning Members approving to move the draft forward to Borough Council.

Vincent Roun, 9 Harrison Street, also spoke regarding the importance of completing an impact study.

Greg Wozniak, expressed his concern that the draft is not ready to be recommended to Council. He noted that there is still a need to conduct working sessions to inform the public about the zoning draft changes.

Steve Crescenzo, Duncan Avenue, spoke in opposition of moving forward with recommending the Zoning Draft to Council and urged the Commission Members to not approve the motion this evening.

Debbie Reagan, Duncan Avenue, spoke in support of the residents who spoke before her. She expressed her concern with development of multi-story buildings and the changes in lot sizes and setbacks.

Michelle Weaver, expressed the need for an accurate Business Directory and expressed her concern for older residents who do not receive information through social media or the more modern means of communication.

Laura, Lincoln Avenue, noted that she had assisted with distributing the petition and stated that all of the Business she spoke to were against passing the draft zoning at this time.

Crystal Boehm, 57 Belvidere Street, expressed concerns that families are very busy during this time of year and may not have the time to set aside to review the draft zoning and noted that she supports the petition.

Carol Panno, 24 Haldane Street, spoke to express her support with those who spoke before her and expressed the need for an impact study.

Terri Midgley, also inquired about why the Commission has not responded to resident requests for an impact study.

Karen Tomcik, requested that there be an open meeting to show what the intended changes are.

James Mangan, 96 Sterrett Street, spoke regarding the diagnostics study that was completed on the 2020 version of the draft and the data is now outdated.

5. Draft Zoning Code Consideration

Motion #2: It was moved and seconded (*Valcheff/Biehler*) to recommend adoption by Borough Council of the proposed amendments to Chapter 225 of the Borough Code of Ordinances titled the Crafton Borough Zoning Ordinance.

Ms. Pescuric spoke regarding the dilemmas and societal issues that the Borough faces, such as parking restrictions, lack of businesses, increases in population. She noted that this Commission has done everything within their power to address these major issues in the Zoning Draft, while maintaining the character of the Borough.

Ms. Haller stated that the Commission Members have listened to the concerns from residents throughout the process of the Zoning Update. She thanked everyone in attendance for their engagement.

Mr. Biehler noted that the Administrative Staff has been helpful in getting him caught up on the process and felt that the consultant, ZoneCo, was very knowledgeable and experienced in completing the recommendations.

Ms. Winters added that she came on the Planning Commission in May of 2024 and at that time felt the Commission was close to passing the draft. She noted that at that time they slowed the process and began providing all of the information on the changes publicly on the website and at the meetings. Ms. Winters stated that these changes are in line with the Thrive Plan.

Mr. Valcheff expressed his agreement with the comments from his fellow Commission Members and stated that the updated code reflects and acknowledges the concerns and wishes of the residents. He added that the Commission will continue to help educate residents on the zoning changes going forward.

Motion #2: carries by a unanimous vote (5-0).

6. General Public Comment

Cody Sheets, spoke regarding the AI analysis shared by Ms. Currivan and expressed his concern with the critical gaps cited in the analysis of the Zoning Draft.

James Mangan, expressed his disappointment with the passing of the Zoning Draft.

Carla, also expressed her disappointment with the passing of the Zoning Draft.

Linda Wozniak, spoke in agreement with Carla.

Carol Panno, expressed her disappointment with the comments by the Commission Members.

Nicole, spoke on the lack of concern for the issues noted in the analysis she provided.

Stephanie Mangan, stated that folks need to focus on what is going to make Crafton an attractive place to live.

Chris McCormick, thanked the Commission for their hard work and expressed his frustration with certain zoning changes that were removed from the draft.

Greg, expressed his disappointment with the passing of the Zoning Draft and the comments made by the Commission Members.

Justin Marks, expressed his appreciation for the work the Commission has been doing.



Crystal, thanked the Commission for volunteering their time and expressed her concerns with the current infrastructure and lack of businesses.

7. Adjournment

Motion #3: It was moved and seconded (*Biehler/Pescuric*) to adjourn the meeting at 7:53 PM.

Motion #3: carries by Unanimous Voice vote (5-0).

Respectfully submitted,
Carissima Kerns, Borough Secretary