

**NICHOLS & SLAGLE ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS

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333 Rouser Road, Airport Office Park, Building 4, Suite 600, Moon Township, PA 15108-2773 - 412-269-9440 - Fax 412-269-0533

October 3, 2023

Mr. Anthony T. Rosenberger  
Chapman Business Properties  
100 Leetsdale Industrial Drive  
Leetsdale, PA 15056

Subject: Leetsdale Borough  
Centerside Development  
1101 and 1201 Brickworks Drive  
Final Matters  
NSE No. P04-217(z)

Dear Mr. Rosenberger:

On February 1, 2023, Chapman Properties, Inc. entered into a Developers Agreement with (Agreement) Leetsdale Borough for the Centerside Industrial Park Pilsie Site Plan 1101 and 1201 Brickworks Drive. In accordance with this Agreement, the Developer shall comply with Section 509 and Section 510 of the Pennsylvania Municipalities Planning Code, as amended regarding the proper Close-Out of this project which includes the submittal of As-Built plans in accordance with Section 19 of this Agreement. To date, we have not received these As-Built plans. We performed an interim final inspection on September 29, 2023, of the Centerside Development Plan. The following comments shall be addressed prior to consideration for approval of the Plan, and issuance of an occupancy permit by the Borough of Leetsdale:

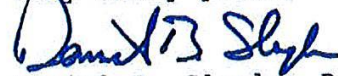
1. Provide 2 hard copies and an electronic copy (AutoCAD) of the As-Built Construction Drawings of the Plans and profiles in the State Plane Coordinate System.
2. Residential sound levels taken by adjacent homeowners (reported at 78-80 DB while the A/C was running) exceeded the maximum 60 DB. Verify the accuracy of your acoustic sound survey results and confirm the number of A/C units that were running at the time of the survey. The acoustic study seems to indicate one "a unit" running at the time of the study.
3. Apply for variance to utilize an Industrial Zone for Recreational purposes.
4. Install landscaping/privacy fence on the northwesterly side of the building along Monroe Way to the property boundary.
5. Install 6' high landscaping in accordance with Landscaping plan.
6. Pipe roof scuppers into the storm drain system.
7. Confirm interior noise suppressing insulation was installed.
8. Provide headwall on discharge pipe from auxiliary basin.

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9. All lighting shall be completely shielded from the residential area.
10. Consummate land swap easement.
11. Confirm split rail wooden fence as approved.
12. Verify depth/volume of the Detention Basin. Remove sediment as required to establish required depth/volume.
13. Provide core samples for the pavement installation along Monroe Way.
14. Remove all Erosion and Sedimentation control devices including silt socks at the conclusion of the project.
15. Provide certification regarding adequacy of Fire Suppression System (Section 30), ADA compliance (Section 18).
16. Provide "Notice of Termination" for NPDES Permit from ACCD.
17. Provide Maintenance Bond upon completion of the aforementioned items in the amount of 15% of the actual costs of the improvements for the period of 18 months.

Based on the foregoing comments, we recommend that the Borough not approve the plan and issue an occupancy permit until the aforementioned items have been addressed. Should you have any questions regarding this recommendation, please do not hesitate to contact us.

Very truly yours,



Daniel B. Slagle, P.E.  
Principal Engineer

DBS/SAM

Enclosures

cc: Jennifer Simek, Leetsdale Borough (w/encs.)  
Daniel Conlon, Esq. (w/encs.)

October 25, 2022

## Leetsdale Borough Planning Commission

### Recommendation

**To:** Members of Council  
**From:** Planning Commission  
**Subject:** Centerside Development / Pilsie Site

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#### Background

The Pilsie site is among the last of the undeveloped areas in Leetsdale's industrial park. Centerside Development proposes to construct a subdivided building (90,000 square-foot warehouse and 5,000 square-foot office) on 6.5 acres, taking up 34% of the site and standing at 45 feet with a 15 foot set back. These buildings would sit on the opposite side of Monroe Way, facing the yards of homes on Washington Street. Parking is proposed for 275 vehicles, with access from Brickworks Drive. The site is located in the 100-year flood plain and has been designed with capacity to drain/store the floodwater.

A tenant has not been identified.

#### Review of Application Against Ordinance

The developer presented both a preliminary and final plan to the Planning Commission at the September 2022 meeting. At that time, it was tabled until questions from commissioners and the Borough's engineer could be answered. Responses were submitted at the October 2022 meeting.

The application was found to be complete, responding to each provision of the borough's ordinances.

#### Assessment of Benefits and Detriments

##### Benefits for the Community

- Increases the taxable base
- Facility could employ Leetsdale residents
- Improves site drainage, reducing the risk of flooding
- Expansion of Monroe Way

##### Potential Detriments for the Community

- Height of the structures is expected to shade yards along Washington Street
- Trucks and cars moving in the parking lot could cast light into the homes on Washington Street.
- Without an identified tenant, community residents could be exposed to increase noise and odor.
- Part of the truck-parking area will be 3ft lower than street-level, creating a falling hazard for cars.

#### Recommendation

Considering the benefits and potential detriments, the Planning Commission voted 5 – 0, recommending approval of the application with the following conditions that address detriments,

1. Adequate landscaping will be provided, following the updated developer's plan. An artistic rendering of mature landscaping will be provided to the borough for reference purposes.
2. Landscape buffer, obscuring the line of site between Washington Street and the structure, should consist of Viburnum, at least 6 ft high. If at the time of planting, the vegetation does not provide adequate screening of light from the parking lot, fencing barrier must be installed by the developer on a temporary basis.
3. No light spillage will be allowed onto the residential area and all off-street lighting to be shielded.
4. Noise must be reflected toward the industrial area, away from the residential area and is limited to 60 dB (aligned with Allegheny County's Health Department regulations).
5. A guard rail will be installed to minimize falling hazards in the truck-parking area.
6. All signage on the property will face and reflect toward the industrial site.
7. A letter will be obtained from the Fire Marshall, confirming adequacy of the fire protection.
8. Split rail wooden fence, similar that used for the Bimbo Bakery site, will be installed around the retention pond. Ownership, maintenance, and liability will remain with the applicant in perpetuity.
9. The Owner is required to establish a Special Stormwater Facilities Management Fund of \$16,000/basin for the proposed facilities to defray the cost to the Borough for the inspection of the facility for a period of 10 years.
10. All specifications and provisions, as provided in the application and in response to the Borough Engineer's letter, must be met.

#### **Addendum**

Three further points were brought to the attention to the applicant:

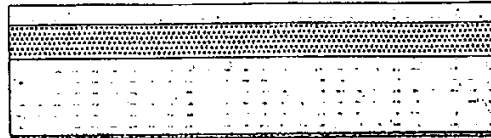
1. Permitted Use – although a tenant has not been determined at this point, likely uses include indoor recreation. This is not a permitted use in the Industrial Zone (Accessory Use is defined as an incidental and subordinate use, making it inapplicable for this determination).

Planning Commission will consider recommending to council an expansion of the permitted uses for the Industrial Zone, so that it includes indoor recreation.

2. Easement on Brickworks – an easement will be required from Council for use of the Brickworks drive entrance. This is a separate consideration.
3. Incomplete Application for Variance – the Zoning Hearing Board recently approved a variance for a property at 100 Leetsdale Industrial Drive, allowing the zone's coverage ratio of 40% to be exceeded. Per Ordinance, this also requires approval from Planning Commission.

The Borough Engineer commented that the applicant must still fill out a site plan that complies with the residual of the ordinance and come back to the Planning Commission.

SUPERPAVE, HMA WEARING COURSE,  
PG. 64-22, 0.3 TO 3.0 MILLION  
ESAL'S, 9.5 MM MIX, 2" DEPTH,  
SRL H.



SUPERPAVE, HMA BINDER  
COURSE, PG. 64-22, 0.3  
TO 3.0 MILLION ESAL'S,  
25.0 MM MIX, 5" DEPTH

CLASS 4 GEOTEXTILE

NOTES:

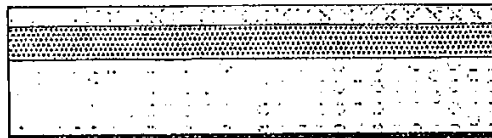
1. ALL CONSTRUCTION IN ACCORDANCE WITH THE PENNDOT PUB. 408
2. PER GEOTECHNICAL INVESTIGATION REPORT DATED 9/17/13.

(2) - 6" LIFTS OF  
COMPACTED AGGREGATE  
SUBBASE, PENNDOT 2A

**HEAVY DUTY  
BITUMINOUS PAVEMENT CROSS-SECTION**

N. T. S.

SUPERPAVE, HMA WEARING COURSE,  
PG. 64-22, 0.0 TO < 0.3 MILLION  
ESAL'S, 9.5 MM MIX, 1.5" DEPTH,  
SRL H.



SUPERPAVE, HMA BINDER  
COURSE, PG. 64-22, 0.0  
TO < 0.3 MILLION ESAL'S,  
25.0 MM MIX, 3.5" DEPTH

CLASS 4 GEOTEXTILE

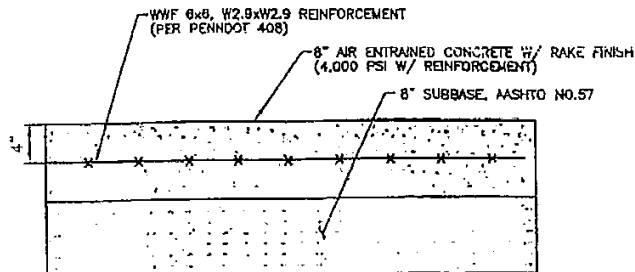
NOTES:

1. ALL CONSTRUCTION IN ACCORDANCE WITH THE PENNDOT PUB. 408

(2) - 3" LIFTS OF  
COMPACTED AGGREGATE  
SUBBASE, PENNDOT 2A

**LIGHT DUTY  
BITUMINOUS PAVEMENT CROSS-SECTION**

N. T. S.



NOTES:

1. ALL CONSTRUCTION IN ACCORDANCE WITH THE PENNDOT PUB. 408.
2. REFER TO CONCRETE REINFORCEMENT PAVEMENT DETAIL.
3. CONCRETE REINFORCEMENT TO BE PLACED AT THE CENTER OF CONCRETE PAVEMENT

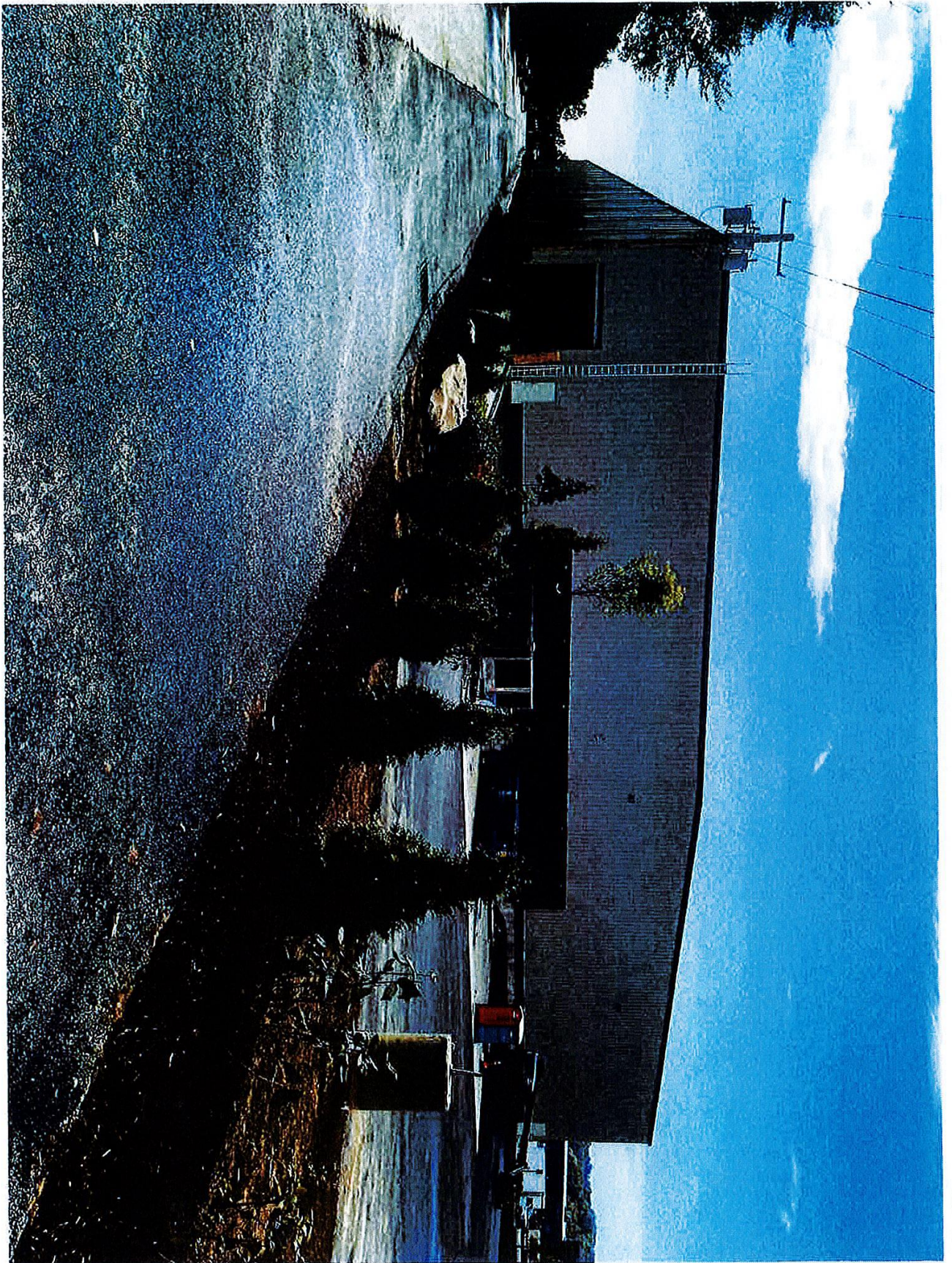








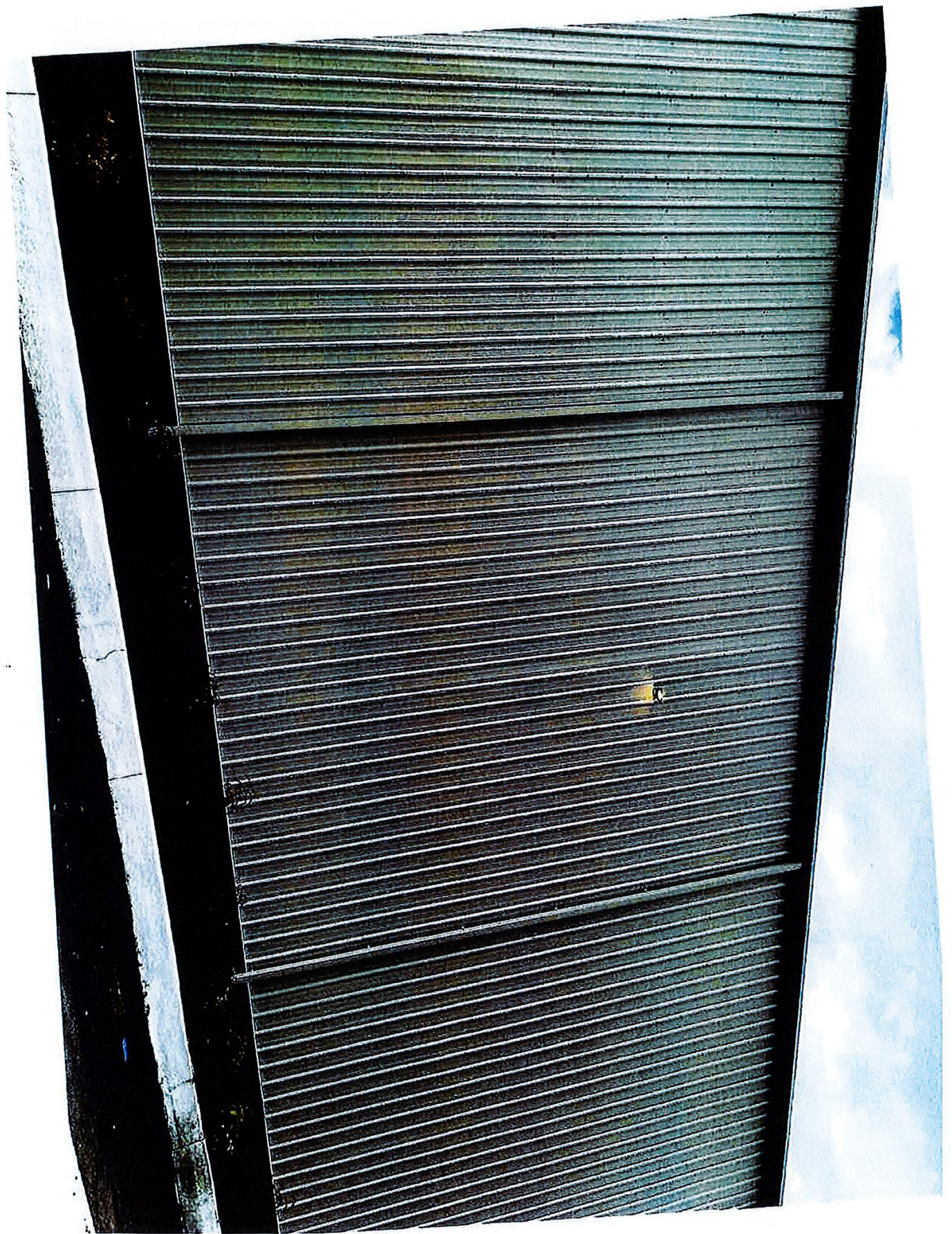




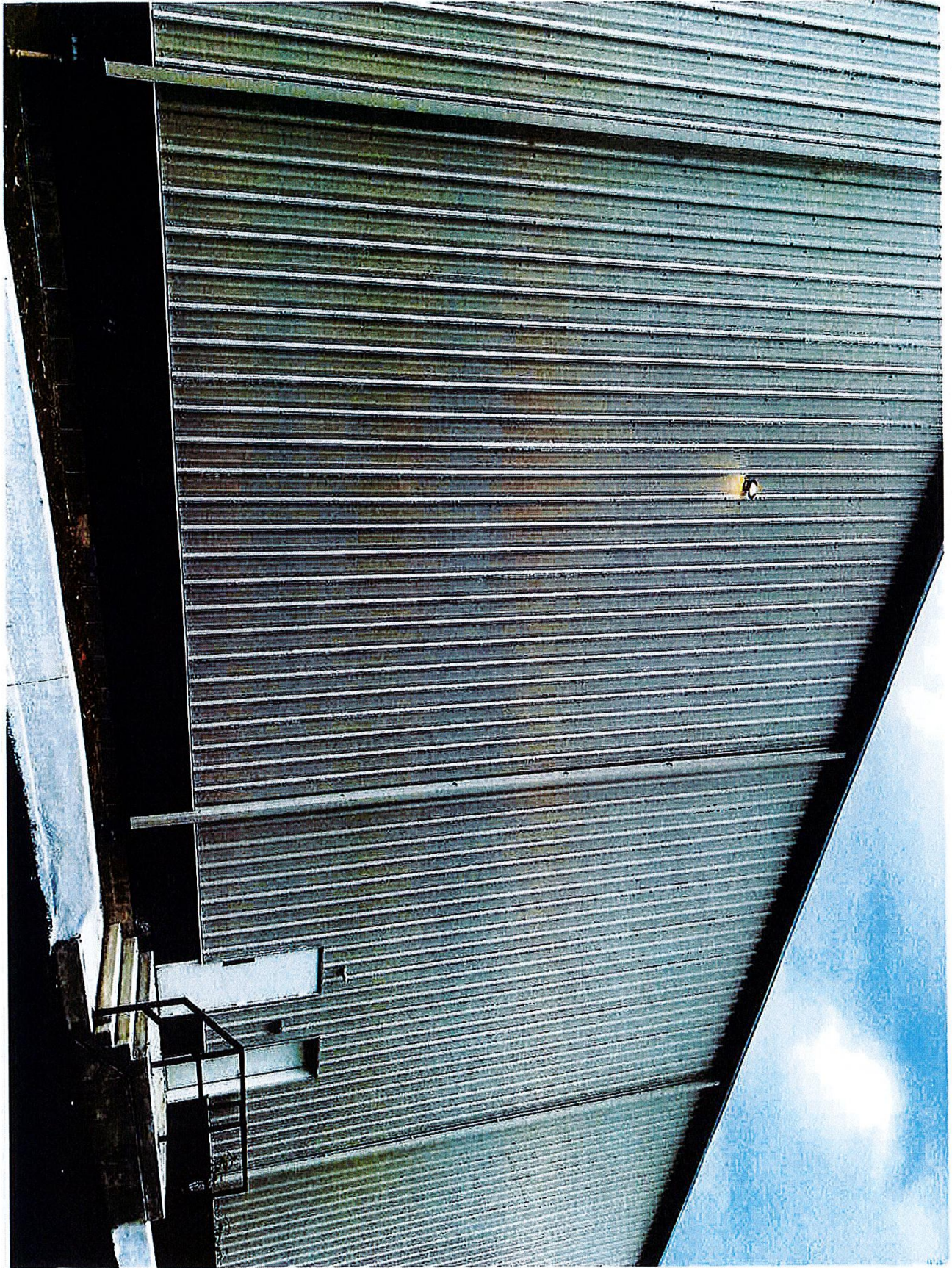






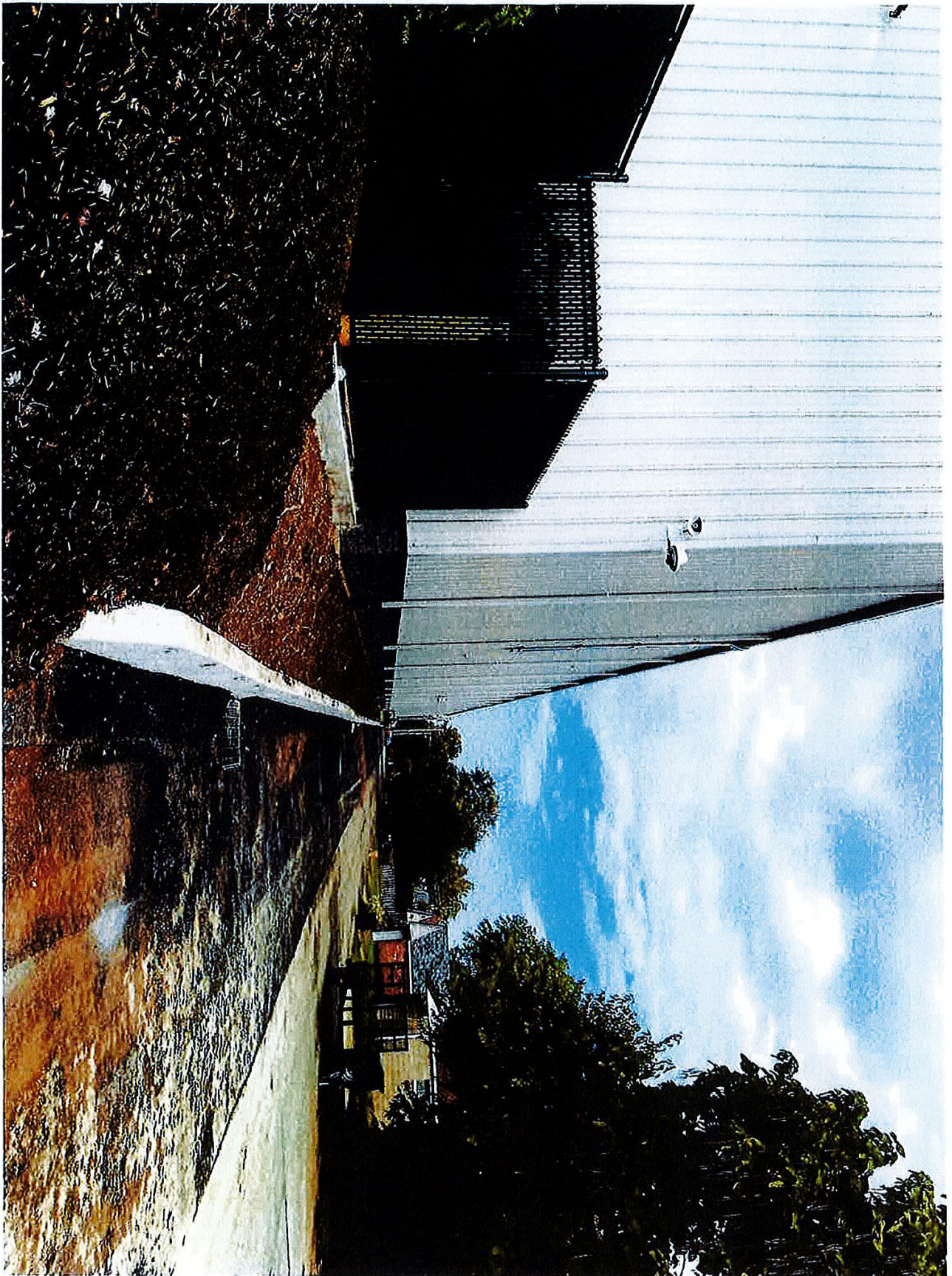




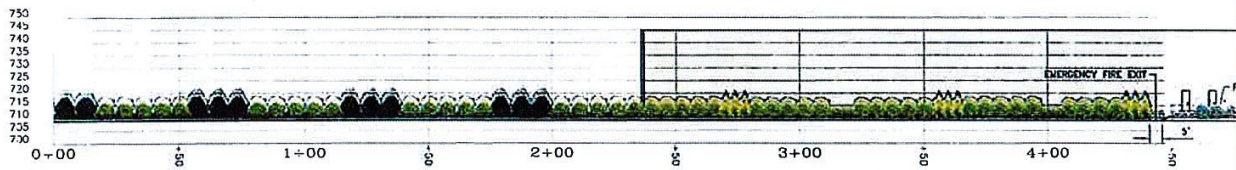




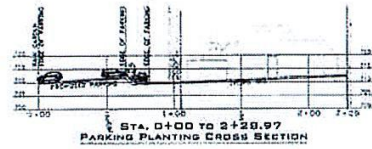




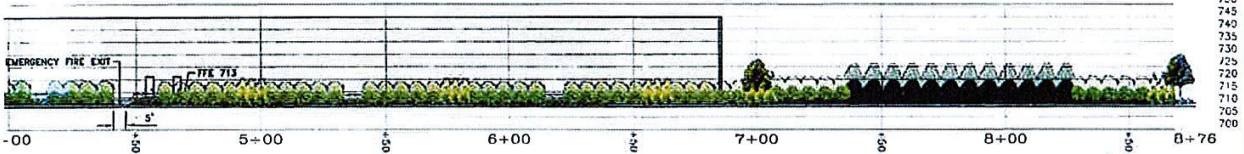
# Monroe Way Landscape Rendering



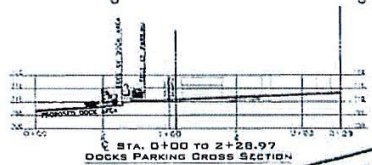
☉ STA. 0+00 TO 8+76.29  
MONROE PLANTING CROSS SECTION



☉ STA. 0+00 TO 2+28.97  
PARKING PLANTING CROSS SECTION



☉ STA. 0+00 TO 8+76.29  
MONROE PLANTING CROSS SECTION



☉ STA. 0+00 TO 2+28.97  
DOCKS PARKING CROSS SECTION

\*PLANTING SHOWN APPROXIMATE HEIGHT AT TIME OF PLANTING WITH PROJECTED 2 YEAR GROWTH BEHIND





Planning Commission  
Borough of Leetsdale  
Meeting Minutes  
*October 25, 2022*  
Leetsdale Borough Council Chambers

**Call to order**

A meeting of Leetsdale Planning Commission was called to order at 7:00 pm by Chair Dominic Napolitano.

**Attendees**

Members present: H. Kretzler, D. Napolitano, M. Napolitano, Debbie Canney, Thomas Belcastro.

Others: Dan Slagle (Borough Engineer), John Wright (Lennon Smith Souleret Engineers), Suzie Kretzler-Falcone (Leetsdale)

**Approval of Minutes**

The minutes from September 27, 2022 were approved unanimously (H. Kretzler, T. Belcastro)

**Correspondence**

The following correspondence was received (M. Napolitano)

- 1) Findings of fact and conclusions of law from the September 19 ZHB hearing on the flood plain relief for the proposed development at 1101/1201 Brickworks Dr. (From Borough Solicitor M. Turnbull)
- 2) V. Baker from the Allegheny County Board of Health had contacted the Borough as part of the Live Well Initiative. V. Baker has provided data links and sources for demographic information that may be useful for the Comprehensive Plan
- 3) Zach Buhr, resident of Bell Acres and an OSU municipal planning student, has contacted Leetsdale borough with interview questions to the Planning Commission members. Questions were passed to the commissioners to answer if they choose to.

**Status of Recommendations to Council**

Fence Ordinance: County Comments on the Fence Ordinance update received, along with Solicitor's take on these comments (M. Turnbull). Commissioners were appraised of that the ordinance will come back to the planning Commission for another review should the Council choose to incorporate the county comments.

**Zoning Hearing Board Update**

ZHB hearing was convened on October 18 to decide on the variance to permit 45% building coverage for a building at 100 Leetsdale Industrial Dr. A written decision (Alexis Wheeler, ZHB attorney) was received and shared by M. Napolitano:

*24 - mts*

- 1) Variance was approved due to existing hardship, and the fact that this expansion is de minimis given the current footprint is also non-conforming at 44% vs 40% specified by the ordinance
- 2) Comment by the Borough Engineer: the applicant must still fill out the site plan that complies with the residual of the ordinance, and come back to the Planning Commission
- 3) D. Napolitano: the ordinance also states that for this building coverage the applicant needs the approval of both the ZHB and the Planning Commission before the approval of council
- 4) Secretary M. Napolitano will send a letter out to the applicant ahead of this application to include b) and c)

### New Business

“Pilsie Site” Centerside Development/Chapman Properties Preliminary and Final Plan application (J. Wright). In response to the comments by the Borough Engineer and the commissioners, the Applicant presented a letter with comments or suggestions for each point, accompanied by drawings

- 1) M. Napolitano clarified that the easement on Brickworks was not yet approved by council but rather set as the preferred direction
- 2) Overview of the response packet (J. Wright)
  - a) Full stormwater analysis is included
  - b) Lighting: site cross-section rendering the light direction from the parking towards the houses o Washington St; from car parking and truck docks
  - c) Evergreen vegetation in the landscape buffer must be 6 ft. Commissioner’s suggestion is 8-10 ft at full height; viburnum is preferred (D. Canney)
- 3) Engineer’s responses summary (D. Slagle)
  - a) Proposed coverage is 34%, under 40% set as maximum per ordinance
  - b) Fencing around the catch basin: applicant asks for split rail with fence inside, like Bimbo Bakery. It looks fitting to the area (H. Kretzler). It is important that the ownership, maintenance, and liability remains with the developer in perpetuity (D. Slagle)
  - c) Any signs on the property to face the industrial side, away from the residential side, because they can be illuminated at night
  - d) As a condition, any noise generated by the side be reflected from the site and be limited to 60 dB per County Health Department regulations. Alternatively, when an actual tenant is decided upon, the tenant would come back to council for approval
  - e) Letter from the fire department to indicate that the building is to be completely sprinkled
  - f) Two options for the lighting: install streetlights at Monroe way OR keep it dark for the residents, with the light on the site reflected completely within the property lines. Commissioners discussed both option and chose zero light spillage on the residential area (with a possible minor spillage o the roadway), and all off-street lighting be shielded. This was deemed to be more acceptable to the Washington St. residents based on experience
  - g) On the vegetation barrier, proceed with what was offered by the developer, on a condition that if light becomes a nuisance, a privacy screen is installed. Landscaping rendering will be available for the council
  - h) Location of proposed garbage storage area is shown
  - i) The building will be 15ft from the property line, which is a standard setback
  - j) Summary of drainage issues and their proposed solutions was provided. The problems outlined are of a prospective theoretical nature
  - k) There are no condition to deal with the shade from the building
- 4) Additional comment by the Planning Commission (D. Napolitano):  
 Though the tenant is not determined at this point, a likely upcoming use will be indoor recreation which is not a permitted use in the industrial zone. Accessory use can be used but is not applicable. There are current indoor recreational tenants in the Leetsdale Industrial and Buncher parks, that have gotten tenancy as commercial / retail business, as accessory use, following

existing precedence. Planning Commission will consider recommending to council to expand the criteria for industrial zone to include indoor recreation. Then, by the time the tenant comes in, the applicant will not have to go back to preliminary plan.

5) Additional comment by D. Slagle:

- a) On the side of the building that has truck docks, the truck parking is 3 ft lower than the landscape buffer and the Monroe Way. How to protect someone from falling over and down, or prevent a car from veering down from Monroe and falling into the truck zone, should an accident occur? Additional guard rail is suggested in that area.
- b) Any development plans must be sent to DCED for the approval by the borough. Needs to be checked whether the developer or the Borough Secretary is doing this task that is required by the MPC.

#### Action Items:

##### Motion 1

Motion to make a recommendation that the council issues APPROVES preliminary and final plan for the Pilsie Site application (1101/1201 Brickworks Dr.), with the following conditions:

- 1) Adequate landscaping will be provided as per the updated developer's plan.
  - a) Viburnum is recommended as the preferred tree for the landscape buffer;
  - b) If at the time of planting, the immature trees are found not to provide adequate screening from the parking lot, additional fencing barrier will be installed by the developer on a temporary basis.
  - c) Artistic rendering of mature landscaping will be provided to the borough for reference purposes.
- 2) Split rail wooden fence, similar to the one currently in use at Bimbo Bakery, will be installed around the retention pond. The ownership, maintenance, and liability will remain with the applicant in perpetuity
- 3) There will be zero light spillage on the residential area, and all off-street lighting be shielded
- 4) The noise should be reflected into the industrial area away from the residential area, and be limited to 60 dB per County Health Department regulations
- 5) All signage on the property will face, and reflect into, the industrial site
- 6) Letter from the Fire Marshall regarding the adequacy of the fire protection

The Secretary will write the recommendation and also the finding of fact, summarizing the benefits and the risks to the community

(T. Belcastro, D. Canney. Unanimous)

##### Motion 2

Motion to add the following recommendation to the conditions of approval for the Pilsie Plan: that the applicant installs additional guard rail on the top of the slope on the industrial side, before the landscape buffer, at the truck parking area (D. Canney, H. Kretzler. Unanimous)

##### Motion 3

Motion to add Indoor Recreation to the list of permitted uses for the Industrial Zone (T. Belcastro, D. Canney. Unanimous)

#### Old Business

## Updates on Ongoing Projects and Initiatives

- 1) Blighted properties research:
  - a) Borough Engineer will assist D. Canney and T. Belcastro in creating Block and Lot map. Air survey of the borough and tax map overlay may also be used. The map will likely be printed in pieces. M. Napolitano will contact D. Slagle to obtain samples and confirm that this is what is needed, before undertaking the project in full.
  - b) Planning commission has discussed that townhomes, as a dense single-family residential development that is affordable, is preferable by developers and would fit the areas of Leetsdale where there are adjacent empty or blighted lots, such as the hillside location
  - c) A real estate agent may be hired to expedite sales of blighted properties, once the list has been created and the tax lien waiver secured with the school district (T. Belcastro, D. Canney)
  - d) D. Slagle offered developer contacts
  - e) Back tax update for the borough will be received in December
  - f) M. Napolitano started taking 4-pt seminar on blight remediation, and will share any handouts
  - g) Encouraging commercial or mixed use development in parts of Leetsdale may be worth it
- 2) Comprehensive Plan update: roadmap of the plan was created and provided to Council (D. Napolitano)
- 3) Focus Groups: first focus group planned on November 6 at 6 pm at the Community Room. Guidelines for the focus groups provided to the commissioners. D. Napolitano, M. Napolitano, H. Kretzler, and D. Canney can attend (not to exceed the limit to avoid quorum, per H. Kretzler's suggestion). T. Belcastro cannot attend due to being out of town. Commissioners will take turns attending and conducting focus groups.

### Adjournment

Meeting adjourned at 8:25 pm.

*Maria F. Napolitano*

Secretary

C: Council, Mayor, Building Inspector, D. Ford, Planning Commission Members, PC File, Dan Slagle - Nichols & Slagle Engineering, Inc.