

Planning Commission Report

TO: Borough Assembly

FROM: Planning Commission

Subject: Special Use Permit for Petersburg Mental Health Services

Summary: Applicant is requesting a special use permit to allow for placement of a stairwell on 55 sf of the Fram Street Right-of-Way to access property at 100 Fram St. (PID: 01-007-768).

Recommendation: Recommend Assembly Approval

The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. Proposed project is located on Fram St. The parcel is zoned Commercial-1.
2. Surrounding parcels are zoned Commercial-1, while parcels to the North are zoned Public Use (Petersburg Medical Center). Existing development on adjacent properties is a mix of commercial and residential.
3. Review of the application by Utility Director: Proposal will be better than existing encroachment.
4. Review of application by Public Works Director: No comment.
5. A Notice of Public Hearing was mailed to all property owners within 600 feet of the subject parcel on August 21, 2020.
6. At the public hearing held on September 9, 2020, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments.

Determinations Based on Findings of Fact:

A. The proposal is found to be of a beneficial nature to the community;

The proposal allows for removal of existing stairway that is encroaching on the neighboring property (Salvation Army) and construction of a new stairway that meets current building code.

B. Adjacent and surrounding properties will not be adversely impacted;

The project will benefit the adjacent property owner by removing encroaching stairway. Any potential concerns should be addressed during project planning and in consultation with Public Works.

C. Specific Conditions

None.