

AGENDA
PLANNING COMMISSION OF THE CITY OF NEW CASTLE, PA

CITY COUNCIL CHAMBERS
230 N. JEFFERSON STREET
NEW CASTLE, PA 16101-2220

WEDNESDAY, APRIL 6, 2022- 7:00 P.M.

I. OPENING EXERCISES

- A.** Call to Order
- B.** Roll Call
- C.** Pledge of Allegiance
- D.** Annual Meeting - Election of Officers

II. APPEALS

- A.** On the Table - NONE
- B.** To Be Removed From Table - NONE
- C.** New Appeals:

2022-03 Request of Denise Fuller for preliminary/final subdivision reverse subdivision consolidation of two lots (Parcel I.D. No's. 02-054200, 02-054600) to be combined into one lot with one Parcel I.D. Number, the reverse subdivision will allow the owner to disregard the interior property line, located generally in the area of 314 E. Wallace Avenue in the R-2 Medium Density Residential District of the Second Ward.

2022-04 Request of Albert Scott Fair Jr. for preliminary/final subdivision three (3) lot consolidation plan Lot #359 (Parcel ID # 04-116800), Lot #360 (Parcel ID # 04-116600), Lot #412 (Parcel ID # 04-116700) will be consolidated to form one lot, Lot "A", located generally in the area of 411 Florence Avenue in the R-2 Medium Density Residential District of the Fourth Ward.

- 2022-05 Request of Joshua Lee Bable for preliminary/final subdivision two (2) lot consolidation plan Lot #116 (Parcel ID# 03-116600), Lot #117 (Parcel ID # 03-037800) will be consolidated to form one lot, Lot “A”, located generally in the area of 206 North Crawford Avenue in the R-2 Medium Density Residential District of the Third Ward.
- 2022-06 Conditional Use Request of Justin Frank - Managing Member of Terra Investment Group, LLC requesting permission to make this building into a residential 4 unit at 1004 Butler Avenue, located in the R-2 Medium Density Residential District of the Fourth Ward. This property will be managed by a professional property management company. The goal is to offer quality living and affordable housing to resident’s of New Castle.
- 2022-07 Conditional Use Request of Allre Enterprises LLC and Ashley K. Allgyer for mixed use. Commercial occupants and apartment house at 125 E. North Street, located in the C-2 Central Business District of the Second Ward. Maintain floor 1 as retail-oriented commercial tenants, floors 2 and 3 as commercial office space, floors 4 and 5 to be redeveloped to 14, primarily 2 bedroom apartments.
- 2022-08 Request of New Castle Area Transit Authority for preliminary/final subdivision consisting of subdividing Parcel I.D. No. 07-081901 into two (2) lots, (Lot A & Lot B) - Lot A is proposed to be made a side lot addition to Parcel I.D. No. 07-150600, owned by RWERT, LLC and Lot B (which is currently utilized as a fueling station for the NCATA), will be the residual tract and will be reduced to 1.15 acres, located generally in the area of 311 Mahoning Avenue in the Seventh Ward.

- 2022-09 Conditional Use Request of Eric Fulkerson Neshannock Creek Brewing Co. proposes to open a brewery at 20 South Mercer Street to brew, store, and sell beer and other licensed beverages to the public, located in the C-2 Central Business District of the First Ward.
- 2022-10 The Council of the City of New Castle is petitioning for text and zoning map amendments to the City of New Castle Zoning Ordinance of 2009 by amending ARTICLE 1322 - Definitions and ARTICLE 1329 - District Regulations 1329.04 DISTRICT REGULATIONS TABLE 1329.04(A), of PART 13 - PLANNING AND ZONING CODE of the Codified Ordinances of the City of New Castle, PA.

III. ADJOURNMENT