

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, JANUARY 14, 2008**

MEMBERS:

Tim Gaichas – Chairman
Jim McChesney – Vice Chairman
Robert Goetz
Joseph Pillart
Diane Pontoriero

OTHERS PRESENT:

Jeff Walzer – Bldg. Code Enf. Officer
Dean Bastianini – Township Secretary
Suzanne Owens – Recording Secretary
Phil Bishop – Echo Real Estate
Joe Tassone – Echo Real Estate
Members of the audience - 7

The meeting of the Planning Commission was called to order by Mr. Walzer on January 14, 2008, at 7:08 p.m. Mr. Walzer welcomed all and stated the first order of business was to approve a Chairman. Mr. Goetz made a motion to reappoint Tim Gaichas as the Chairman. Ms. Pontoriero seconded the motion and it was approved by all. Mr. Gaichas requested a nomination for Vice Chairman. Mr. McChesney nominated Joseph Pillart as the Vice Chairman. The nomination was moved and seconded by Ms. Pontoriero and approved by all. Mr. Gaichas requested a nomination for Secretary. Mr. Goetz nominated Diane Pontoriero as the Secretary. The nomination was moved and seconded by Mr. Pillart and approved by all.

Ms. Pontoriero made a motion to approve minutes from Planning Commission Meeting of December 17, 2007. The motion was seconded by Mr. McChesney and approved by all.

UNFINISHED BUSINESS

Echo Richland Associates – Texas Roadhouse Restaurant – Consideration of preliminary land development plans to construct a restaurant on Lot #4R, Grandview Crossing Plan. Deemed approval date February 21, 2008.

Mr. Phil Bishop, Echo Real Estate, along with Mr. Cliff Nickisher, Mr. Buddy Walker and Mr. Jim Mazzarini all of Texas Roadhouse, presented the plans and gave an overview of the Texas Roadhouse Company. Particular attention was given to the Planning Commission minutes of August 20, 2007, the changes in the plan since the last submittal and the review comments contained in Mr. Scott Shoup's letter of January 9, 2008. Topics discussed included:

The dumpster enclosures have been modified to match the exterior building materials.

The Transportation Impact Fee for the restaurant will be \$55,000.

Echo and Texas Roadhouse have agreed to eliminate all LED lights, and to reduce the wattage of the two lights illuminating the flags from 400 watts to 175 watts. Glare shields shall also be added. All other lights shall be full cutoff.

Additional landscaping shall be installed around the building and plantings, consistent with the pattern on the PNC parcel, shall be extended along the property's Rt. 8 frontage.

The revision of sidewalks and handicap accessibility.

Texas Roadhouse is requesting 162 parking spaces. This change requires the construction of a retaining wall to accommodate eight additional spaces on the Rt. 8 side of the building. It also requires a completely different grading plan and the elimination of the planting mound proposed last August. Commission members recommended the construction of a physical barrier at the top of the wall, and recommended the use of a fence in lieu of guide rail.

Planning Commission members discussed whether additional street lighting was necessary along Grandview Crossing Drive between the Northtowne Square parking lot and the Texas Roadhouse property. They concluded that existing lights provided adequate illumination.

The Planning Commission unanimously recommended the plans be revised to incorporate a construction of a sidewalk from the Northtowne Square parking lot to the end of the Texas Roadhouse property.

Mr. Bastianini asked if the storm water from the site was taken into account in the overall development. He also inquired about the visibility of the air conditioning units. Mr. Bishop responded that parcel was included in the storm water calculations, and that all roof top equipment was concealed from sight by false parapets along the roof line.

At the conclusion of the discussion Mr. Gaichas requested that the developers consider granting another thirty-day extension of the deemed approval date. Mr. Bishop indicated that he would request an additional extension. Mr. McChesney made a motion to table the Texas Roadhouse plans. The motion was seconded by Mr. Goetz and approved by all.

Echo Richland Associates – Famous Footwear – Consideration of final land development plans to construct a retail store on Lot #7, Grandview Crossing Plan. Revised plans dated December 26, 2007. Deemed approval date February 17, 2008.

Mr. Phil Bishop, Echo Real Estate, presented the plans. He discussed each of the changes which were made as a result of the comments from the December Planning Commission meeting. The following points were reviewed:

A parking space was eliminated near the front of the building to provide better access between the pedestrian crosswalk and the sidewalk. In addition, the sidewalk parallel to Grandview Crossing Drive was extended into the site.

Landscaping along the northern façade was modified to include taller plants.

Interior lighting will not create glare or nuisances to adjoining properties. Exterior lights will be turned off when the store is closed.

Payment of the Transportation Impact Fee in the amount of \$22,500.

Waiver of the Township's minimum parking regulations.

The building materials for the exterior façade, including the dumpster, shall be compatible with those of the Target and retail center.

All site lighting shall be field tested to assure compliance.

Mr. Goetz asked if Famous Footwear planned to apply for monument signs along Route 8 and Grandview Crossing Drive. Mr. Bishop responded that the owner will apply for a separate sign permit, and that to the best of his knowledge no monument signs are planned.

At the conclusion of the discussion, Mr. Goetz made a motion to recommend approval of the final Famous Footwear land development plans, dated December 26, 2007 as submitted. The approval was conditioned upon the owner submitting a letter, prior to the issuance of a building permit, stating the store's hours of operation and the times after closing during which all exterior lighting, beside security lights, shall be turned off. The motion was seconded by Ms. Pontoriero and approved by all.

Richland Properties, L.P. – Grandview Estates North, Phase 3R, Revision #1 – Consideration of revised easements for road right-of-way adjustments for lots 301, 302, 303, 326, 327, 349, 350, 351, and 352. . Revised plans dated December 3, 2007.

Mr. George Saad, Richland Properties, presented the plans. He explained that the revisions were necessary to accommodate revised utility easements and roadway adjustments. Mr. Gaichas asked if any of the revisions were on lots with existing structures. Mr. Saad said only one, and it has a model home, which is under verbal agreement. Ms. Pontoriero made a motion to grant approval of the plans as submitted. The motion was seconded by Mr. Pillart and approved by all.

NEW BUSINESS

Pine Richland School District – Eden Hall Farm Plan of Lots 1 (Rev. #1) – Consideration of preliminary and final plans for a two lot subdivision for purpose of line lot revision. Lot & Block 2189-R-201. Plans dated December 19, 2007. Deemed approval date April 13, 2008.

Ms. Betsy Kane, Turner Construction, presented the plan. In order to accommodate busses entering the new upper elementary school, the school district must improve Ridge Road. Part of the improvements involves widening at the Bakerstown Road intersection. The proposed subdivision would enable the district to transfer approximately 4,000 sq.ft. of land to Ms. Patty Price in exchange for an 855 sq.ft. right-of-way in which the road widening will take place.

Ms. Pontoriero made a motion to grant preliminary and final approval for the two-lot subdivision as presented. The motion was seconded by Mr. McChesney and approved by all.

OTHER BUSINESS

Mr. Bastianini distributed the 2007 Annual Building and Zoning Department report. The Planning Commission acknowledged receipt of the report, and withheld approval pending further review.

Mr. Pillart recommended that the new Land Development and Subdivision Ordinance contain language requiring developers to identify the size of all proposed trees and plantings.

There being no further business, the meeting was adjourned at 9:00 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas, Chairman

Suzanne Owens, Recording Secretary

sro/deb

cc: Richland Township Board of Supervisors
Zoning Hearing Board