

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, FEBRUARY 18, 2008**

MEMBERS:

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

OTHERS PRESENT:

Jeff Walzer – Bldg. Code Enf. Officer
Dean Bastianini – Township Secretary
Suzanne Owens – Recording Secretary

The meeting of the Planning Commission was called to order by Mr. Gaichas on February 18, 2008, at 7:00 p.m. There were approximately seven persons in the audience.

Ms. Pontoriero made a motion to approve minutes from Planning Commission Meeting of January 14, 2008. The motion was seconded by Mr. McChesney and approved by all.

CORRESPONDENCE

A letter from Jeff Walzer to Mr. Antonio Zottola, reminding him that the time extension for the temporary trailer located at 6080 William Flinn Highway will expire on February 19, 2008. Ms. Francesca Zottola requested a six to twelve month extension. Mr. Goetz made a motion to: 1) grant an additional thirty-day extension until March 19, 2008, and 2) authorize Mr. Walzer to initiate legal action if the trailer is not removed by that date. The motion was seconded by Mr. McChesney and approved by all.

The Planning Commission acknowledged a letter from Mr. Phil Bishop, Echo Real Estate, agreeing to the final plan conditions of approval established by the Board of Supervisors for the Famous Footwear store planned on Lot #7, Grandview Crossing Plan.

UNFINISHED BUSINESS

Echo Richland Associates – Texas Roadhouse Restaurant – Consideration of preliminary and final land development plans to construct a restaurant on Lot #4R, Grandview Crossing Plan. Deemed approval date March 20, 2008.

Mr. Phil Bishop, Echo Real Estate, presented the plans and discussed the review comments contained in Mr. Scott Shoup's review letter of February 8, 2008. Topics discussed included:

The removal of all LED lights from the plan.

The non compliance of light fixture Type F12.

Echo's agreement that the flood lights illuminating the flags will not exceed 175 watts.

The Planning Commission stipulated that the lights be equipped with glare shields.

Compliance with all of the items recommended at the last Planning Commission meeting including: a) additional landscaping along Route 8, b) the addition of one handicap parking space, c) installation of a sidewalk along Grandview Crossings Drive to the Northtowne Square parking lot, d) relocation of the crosswalk, and e) revision of the landscaping plan to include a series of trees, shrubs and annuals which will be planted adjacent to the building.

The possible construction of a reinforced earthen retaining wall in lieu of a split-faced block wall.

The guide rail along the top of the retaining wall will be made from materials, or be colored to compliment the appearance of the Texas Roadhouse.

Ms. Pontoriero made a motion to grant preliminary and final plan approval to Texas Roadhouse, plans dated January 28, 2008, as presented with the following conditions:

The sidewalk along Grandview Drive be extended to Northtowne Square parking lot.

The engineering drawings for the retaining wall shall be subject to review by a member of the staff and the Planning Commission.

Plant sizes on the landscaping plan shall be comparable to the plantings on the other out parcels within the development.

Guide rail material type and color shall be complimentary to the exterior appearance of the Texas Roadhouse.

Plantings behind the guide rail shall be extended, to the south and west, for the full length of the wall.

All lighting shall be compliant with Township regulations; including Type F12. The spotlights focused on the flags shall not exceed 175 watts and shall be equipped with glare shields.

Payment of a Transportation Impact Fee in the amount of \$55,000.

The motion was seconded by Mr. Goetz and approved by all.

NEW BUSINESS

Consolidated Communications Inc. – Consideration of plans for the installation of a satellite dish, as an accessory structure, on property owned by Consolidated Communications situated at 4008 Gibsonia Road.

Mr. Walzer explained that since the satellite dish is five feet over the height limitation in the zoning ordinance, Consolidated Communication is required to receive Planning Commission approval before they can proceed.

Mr. Bob Lapp, Facilities Manager, Consolidated Communications presented a plan showing the structure's proposed location in the company's parking lot adjacent to Ewalt Road. He also distributed pictures which document the extent to which existing landscaping will screen the satellite dish. The satellite dish which is "receive" only is crucial to the company's plans to provide cable services.

Mr. Goetz asked what type of protection will be installed to protect motorists. Mr. Lapp said that pillars will be installed and that traffic will be rerouted. Five parking spaces will be eliminated.

Mr. Goetz made a motion to grant approval to install a satellite dish on the property owned by Consolidated Communications situated at 4008 Gibsonia Road as presented with the following conditions:

Consolidated Communications agrees to a field inspection by Township officials after the satellite dish is installed, and shall comply with any directives for additional landscaping necessary to protect neighboring residential properties from any nuisances caused by the installation.

Consolidated Communications shall contact neighboring residents before the satellite dish is installed to inform them of the scope of the project.

Consolidated Communications shall submit a plan documenting the number of onsite parking spaces and the square footage of all building on the property.

The motion was seconded by Ms. Pontoriero and approved by all.

Mr. Lapp also agrees to notify the Township of the satellite dish's delivery date.

Tractor Supply Company/The Keith Corporation – Zottola Property – Consideration of a two lot subdivision for the property situated at 6080 William Flynn Highway, Oak Ridge Plan of Lots No. 2. Lot & Block No. 2190-H-25. Plans dated January 25, 2008. Deemed approval date May 17, 2008.

Robert McCollim, National Survey & Engineering, presented the plans for a two lot subdivision which would create a 4.7 acre lot for a Tractor Supply Store. Wendy Fulton, Keith Corporation, was also present.

Following a discussion of the ten items contained in Mr. Shoup's review letter of February 11, 2008 Ms. Pontoriero made a motion to table consideration of the plans until the developer addresses the issues. The motion was seconded by Mr. Pillart and approved by all.

Mr. McCollim presented a letter, dated February 18, 2008, waiving the deemed approval date of May 17, 2008.

TKC Land Development II, LLC – Tractor Supply Company – Recommendation, to the Zoning Hearing Board, on a special exception use application pursuant to Part 7, Section 27, 801 H (2) and 1201 (2) (B) (1) to open a Tractor Supply Company store on Parcel A-2 of Oak Ridge Plan Proposed of Lots No. 2. Lot & Block No. 2190-H-25.

Mr. Walzer explained that under the Zoning Ordinance, Special Exception Requests are to be reviewed and recommended by the Planning Commission, prior to being submitted to the Zoning Hearing Board. The Planning Commission must determine whether the proposed Special Exception Use will endanger health and safety, or if it will deteriorate the environment or cause nuisances.

A lengthy discussion ensued. A great deal of attention was focused on the types of items for sale. Mr. McCollim and Ms. Fulton said sale items included outdoor equipment, all terrain vehicles, utility trailers and products for farmers, ranchers and recreation.

Ms. Pontoriero made a motion to recommend conditional approval of the Special Exception Application submitted by the Tractor Supply Company to construct a store on Parcel A-2 of the proposed Oak Ridge Sub-Division Plan. Tractor Supply's application is for approval to sell farm and ranching equipment including all terrain vehicles, golf carts, go karts, paddle boats, utility trailers and outdoor equipment such as plows, watering troughs, dog kennels and fencing. The application specifically excludes the sale of recreational vehicles, campers, mobile homes and tractor trailers. Ms. Pontoriero conditioned her motion on the following necessities:

At the time of land development plan review the developer shall, to the satisfaction of the Planning Commission, provide as a part of the land development plans provisions addressing issues such as noise, landscaping, buffering and operating procedures to assure that the proposed use will not endanger public health and safety nor deteriorate the environment or generate nuisance conditions to adjoining properties.

That the Zoning Hearing Board condition their decision upon the developer obtaining sub-division approval for the lot upon which Tractor Supply Store will be constructed.

During its operation, the store shall use no outdoor loud speaker system.

No on-site testing of items for sale, rent or lease shall be permitted.

Mr. McChesney seconded the motion and it was approved by all.

Tractor Supply Company/The Keith Corporation – Zottola Property – Consideration of preliminary land development plans for the construction of a Tractor Supply Store on property situated at 6080 William Flynn Highway, Oak Ridge Plan of Lots No. 2, Parcel A-2. Lot & Block No. 2190-H-25. Plans dated January 28, 2008. Deemed approval date May 17, 2008.

Ms. Pontoriero moved that the plans be tabled due to the fact that there are many issues that are outstanding and need to be addressed. Mr. Pillart seconded the motion and it was approved by all. Although the Planning Commission indicated that it was not ready to approve the plans, members did agree to discuss various aspects in order to help the developer to prepare the plan for future consideration. Items raised by various members included:

Mr. Goetz:

The type of seed mix used on the two to one slopes.

The need for a parking study documenting that the proposed number of parking spaces is both accurate and adequate.

Ms. Pontoriero:

The need for photographs, cross sections and landscaping plans indicating the extent of buffering on the eastern and northern sides of the property. Renderings depicting the store in relationship to the neighboring properties would be helpful.

Mr. Gaichas:

The use of materials other than split-faced block on the exterior walls of the building.

Construction of a sidewalk to Heckert Road.

All dumpsters must be enclosed and the developer shall specify the days and times of waste collection.

Mr. McChesney:

Recommendation that the Gibsonia store use the same black rod iron fence that was installed at the Cranberry store.

Mr. Pillart:

Urged the developer to make certain that all lighting met Township ordinances.

Mr. McCollim discussed the following topics from the eighteen items contained in Mr. Shoup's review letter:

Item 4 – site grading on the adjacent parcel. Mr. McCollim explained that an agreement permitting the work would be forthcoming.

Item 7 – sanitary sewer lines. Mr. McCollim stated that he was working with Scott Shoup to provide the documentation necessary for the Township to accept the lines.

Item 17 – proposed cut and fill slopes. Mr. McCollim explained the rationale for the size and magnitude of the slopes. The grading plan was based primarily on the storm water management plans for the site.

OTHER BUSINESS

Ms. Pontoriero made a motion to accept the Building and Zoning Department 2007 Year-End Report. Mr. McChesney seconded the motion and it was approved by all.

There being no further business, the meeting was adjourned at 11:12 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas, Chairman

Suzanne Owens, Recording Secretary

sro/deb

cc: Richland Township Board of Supervisors
Zoning Hearing Board