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RICHLAND TOWNSHIP
ZONING HEARING BOARD

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Case Nos. :
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#7-08, #8-08, #9-08 :
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TRANSCRIPT OF PROCEEDINGS
MONTHLY ZONING HEARING BOARD MEETING
AUGUST 2008
7:00 p.m.

Before: MARGO JOCHIMS, Chairperson
 BETSY KANE, Vice Chairperson
 C. DONALD GATES, Secretary

Date: Tuesday, August 19, 2008; 7:00 p.m.

Place: Richland Township Municipal Building
 4019 Dickey Road
 Gibsonia, Pennsylvania 15044

By: Karen L. Cross
 Court Reporter - Notary Public

CROSS & ASSOCIATES COURT REPORTING SERVICE
(412) 727-7438

1 Second, anybody who is going to give
2 testimony tonight, I'd like you to stand and to raise your
3 right hand, please. So if you think you might speak
4 tonight, you never know.

5 ALL WITNESSES,

6 having been first duly sworn, testified as follows:

7 MS. JOCHIMS: Thank you.

8 MS. KANE: I might also add, when you speak
9 we'd like you to identify yourself so the court reporter can
10 get your name. I am assuming you're all from Richland
11 Township.

12 MS. JOCHIMS: We're going to go to the third
13 -- actually the minutes from the last meeting; we don't have
14 them -- hearing. The third hearing on the agenda is Mr.
15 King. Come on up.

16 MR. KING: We're here for the special
17 exception to use a farm market on the corner of Cunningham
18 and Route 8. You have the engineering and the architectural
19 rendering of the building. I'm not sure if you also got a
20 sheet that I turned in when I came before the planning
21 commission. Do you also have that sheet?

22 MS. JOCHIMS: Yes.

23 MR. KING: Great. So I think I addressed
24 all of the needs and wants and concerns that might arise,
25 unless you have any other questions or anyone else has any

1 other questions.

2 MS. KANE: Did you submit the letter from
3 Shoup Engineering?

4 MR. KING: I did not.

5 MS. KANE: This letter went to Mr. Walzer,
6 the zoning officer, where it's pointed out that the minimum
7 distance between buildings be 30 feet. So you do have a
8 garage that's existing on the site right now?

9 MR. KING: That's correct.

10 MS. KANE: You're going to keep that?

11 MR. KING: Yes.

12 MS. KANE: And then the new building--

13 MR. KING: It will be attached to it.

14 MS. KANE: Well, that's good because that
15 would have been an issue. You are required to get a permit
16 for the sewage, you understand that?

17 MR. KING: Yes, I understand that.

18 MS. KANE: This is going to be open
19 year-round?

20 MR. KING: No. It probably will be closed
21 for six weeks/eight weeks a year.

22 MS. KANE: Do you know your hours of
23 operation right now?

24 MR. KING: I do not, except I expect they'll
25 be similar to what we have now, which is 10:00 to 6:00.

1 MS. KANE: Every day?

2 MR. KING: Pretty much every day. Sundays
3 we close early, 10:00 to 4:00.

4 MR. GATES: The question I have is what
5 about deliveries to the place, will you have trucks coming
6 in making deliveries to the market?

7 MR. KING: There probably will be supply
8 trucks making deliveries, yes.

9 MR. GATES: Do they come at a certain time?
10 Like the neighbors, nobody will be interrupted or their
11 sleep won't be interrupted?

12 MR. KING: It would never be at night, no,
13 only during business hours.

14 MR. GATES: You start early in the morning
15 yourself.

16 MR. KING: Still, it would only be during
17 business hours. All deliveries would be during business
18 hours, regular open hours, yes.

19 MR. GATES: Okay.

20 MS. KANE: Just to educate the people in the
21 audience, this is a residential district. So Mr. King is
22 asking for a special exception to place a commercial
23 farmette in this district. That's one of the permitted uses
24 providing he meets all the other regulations, which he has.

25 MR. KING: We currently have a farm market

1 on Sandy Hill Road. It's 1.7 miles back Sandy Hill Road.
2 We've been there for about five years now. We came across
3 this property on Route 8 and thought it would be a nice idea
4 to have a market on Route 8, it would be much more
5 convenient for everyone.

6 MS. KANE: And the entry is off of
7 Cunningham Road?

8 MR. KING: The entrance is going to be off
9 of Cunningham; right.

10 MS. KANE: Are there any limitations when
11 you exit your property that you can only go from one
12 direction to another?

13 MR. KING: No.

14 MS. KANE: It will come out to the traffic
15 light on Route 8?

16 MR. KING: Correct. Or you could go down
17 Cunningham Road the other way, too. My plan is to have one
18 of the nicest buildings on Route 8. I have a waterfall plan
19 for out front. I want to do extensive planning so that
20 every time someone goes by they turn their head and look at
21 it.

22 The building itself is going to be
23 fieldstone on the bottom and rough stone and lumber on the
24 outside and it will have a weather vane at the top.

25 UNIDENTIFIED AUDIENCE MEMBER: Can you turn

1 the picture so we all can see?

2 MR. KING: It will have the weather vane and
3 everything and a cupola on top, and I anticipate that it
4 will be a building that people will want to come look at,
5 even if they're not going to buy anything. That's my plan
6 anyhow. That's what I'm hoping for.

7 I think we really need something like this
8 because brick and stone is great and steel is good, but I
9 think a warm, something warm like this would be very
10 attractive. The roof is going to be raised rib steel
11 roofing, which I think is very attractive.

12 Our architect has done a very good job, I
13 think, on the building, and we're pretty excited about it.

14 MS. KANE: Just to clarify, you're not
15 growing any produce there, it's all coming from your farm?

16 MR. KING: That's not correct. I have
17 devised a plan after coming before the planning commission.
18 I did devise a plan which I have copies for all of you. I
19 have devised a plan to-- The problem with the property
20 right now is where we're going to build is where there's no
21 trees. After that it's all trees, the other five acres.

22 So my plan is to clear the property in
23 sections, not all at once because we're going to do it all
24 ourselves. We have greenhouses that we heat with wood on
25 the farm. So we could clear the lumber, clear the trees one

1 acre at a time, we thought, for several years, and then our
2 plan would be to plant blackberries, raspberries, and
3 blueberries.

4 MS. KANE: None of which require heavy
5 machinery.

6 MR. KING: Exactly. None of which require,
7 also, constant tillage, which because it's a slope I'm not
8 sure I would want to do that there.

9 MS. KANE: I know one of the other
10 restrictions is animals.

11 MR. KING: I have no plans for any animals
12 at all, no.

13 MS. KANE: When do you hope to get a
14 building permit?

15 MR. KING: I'm hoping, like, middle of
16 September would be good.

17 MS. KANE: And open this next spring?

18 MR. KING: May 1st would be the plan to
19 open.

20 MR. WALZER: Just to clarify that, this
21 isn't done here. Once he gets the special exemption granted
22 tonight it goes back to the planning commission. Then it
23 goes to the board of supervisors.

24 MS. KANE: So it would go through the month
25 of September?

1 MR. KING: So it would be mid October then?

2 MR. WALZER: It depends if everything--

3 MR. KING: Assuming I would.

4 MR. WALZER: It really depends on the plans
5 of, like, planning through the supervisors. I would say if
6 you got that tonight and your plans were perfect, if
7 everything is perfect, I'd say the earliest would be October
8 before you could get a permit.

9 MR. KING: Okay.

10 MS. KANE: I have no other questions.

11 MR. GATES: I have no further questions.

12 MS. JOCHIMS: I have nothing. Is there
13 anybody present who would like to ask any questions? I'm
14 going to have you actually take the microphone and get your
15 name and address clearly.

16 MR. BIERNESSER: My name is Dale Biernesser,
17 and I'm bordering the property with Mr. King.

18 MS. JOCHIMS: Are you along Cunningham?

19 MR. BIERNESSER: Yes. I guess one of my
20 questions was already answered. I just wanted to know where
21 the parking lot would be. I looked at the plans on there
22 and how the parking lot would work there. Would we have a
23 lot of lights and stuff? Because we have windows on that
24 side of the house and want to know how much there would be
25 of that.

1 I understand that there was drainage drawn
2 up and taken care of on that. And, like I said, the other
3 questions were pretty much answered. But that would be one
4 of mine.

5 MS. JOCHIMS: Are you able to, perhaps, turn
6 to the page that would show the parking lot and explain that
7 to this gentleman.

8 MR. KING: (Complied.)

9 MS. JOCHIMS: Are you planning on having
10 lighting on your property?

11 MR. KING: Well, I'm required to have
12 lighting. So yes.

13 MS. JOCHIMS: But I don't think there is any
14 on the plans.

15 MR. KING: Well, it's not on any of the
16 engineering plans, no. My engineering company didn't know
17 they were supposed to do that. My plan is to have the
18 minimal amount of lighting that the township requires.
19 That's my plan. I envision it to be on the building itself
20 and then maybe one or two post lights, you know, that you
21 might have at your own front yard. That's my plan.

22 But I do have to meet whatever the minimum
23 is that the township requires. But that was my plan to meet
24 the minimum. My expectation is that on the setback line,
25 which is right here -- and this is the building -- that

1 there would be zero footcandles at that point.

2 Another thing that I was thinking of because
3 I think I'm going to be required to put some sort of
4 planting between my property and the next property, which
5 would be yours, I thought that a nice row of either
6 blackberries or raspberries, you know, high enough so to
7 block any of that lighting. I mean, you could pick one side
8 and I'll pick the other. How does that sound? That's been
9 my plan the whole time.

10 MR. GATES: Jeff, the ordinance under the
11 standard does control the glare, doesn't it, that he has to
12 follow under our performance standards?

13 MR. WALZER: Right. We have a lighting
14 ordinance which is a--

15 MR. GATES: So that's the general problem;
16 right?

17 MR. WALZER: They're cutoff lights. They're
18 a flat lens. You can see them all, but you can't see glare.

19 MS. KANE: You wouldn't want to have them
20 burning the electric meter when you're closed, you're going
21 to turn them off when you cease operations?

22 MR. KING: Exactly, yes.

23 MS. KANE: So that will be 6:00 or 6:30?

24 MR. KING: Exactly, yeah. We would not have
25 the lights on when we're not open.

1 MR. BIERNESSER: Well, where does the
2 parking lot come down to? That's what I was concerned about
3 also, vehicles just, you know, turning, which I do not know
4 what way it goes. But will the--

5 MR. KING: This is your property line right
6 here. So there is a number of feet between your property
7 line and the parking lot, and it's also quite an elevation
8 difference, too. There's probably, you know, I can count
9 these up, but--

10 MS. KANE: At least ten feet.

11 MR. KING: At least ten feet or higher--

12 MS. KANE: Fifteen.

13 MR. KING: --up in the air. So the chances
14 of lights in your window down below probably are not going
15 to happen. But just depending on, like I said, how much,
16 you know, I know it's going to be quite a slope. But even
17 if I do put a planting in there I can't guarantee that it
18 would be high enough.

19 I'm not sure. When it's all said and done
20 and it's all graded off, then I'll be able to say for sure
21 if I'll be able to put something in there that would act as
22 a block even for the short period of time that you might get
23 lights, which would be in the wintertime really for that
24 hour or so.

25 MR. BIERNESSER: Okay.

1 MS. KANE: I'd like to move--

2 MS. JOCHIMS: Anybody else, yes?

3 MR. DOBIES: My name is Dave Dobies. I
4 don't know about the drive. Where is the entrance to this
5 farmette?

6 MR. KING: It's on Cunningham Road, which is
7 right here. This is Route 8. This is Cunningham Road.
8 Right there.

9 MR. DOBIES: See, I might have a safety
10 issue. I make a left-hand turn onto Cunningham every day.
11 I'm thinking if there are cars coming up Cunningham and
12 someone wants to make a left and he turns left and then I'm
13 making a left-hand turn onto Cunningham and he's paused to
14 wait for the car to come up, rear ending my car on Route 8.
15 Do you understand what I mean?

16 MR. KING: Not really, I don't, no. The
17 original property driveway came in off of Route 8 right
18 here.

19 MR. DOBIES: That's Cunningham, right,
20 there's a traffic light here?

21 MR. KING: Yes.

22 MR. DOBIES: You make a left here.
23 Sometimes when there's a car everything does slow up and the
24 cars heading south on Route 8, okay, traveling at a pretty
25 good speed. So I'm saying these cars go and say you have

1 enough time and this guy stops to let this one come up,
2 okay, so--

3 MR. KING: Oh, right, right.

4 MR. DOBIES: He stops. This guy stops.
5 He's halfway out on Route 8.

6 MR. KING: Well, there will be enough room
7 between here and the driveway for two or three cars when the
8 driveway is finished.

9 MR. DOBIES: Well, my concern is if there's
10 four cars that might be an issue.

11 MS. JOCHIMS: We mentioned before that one
12 of the next places he needs to go is back to the planning
13 commission, and the planning commission will look at in more
14 detail the lighting plan, the ingress and egress of the
15 property.

16 As a special exception request for the
17 zoning hearing board, we are given a set of criteria. And
18 oftentimes, depending on how the ordinance is drafted, we
19 don't get lighting or traffic flow as part of our
20 requirements that we have.

21 So my recommendation is that if you wanted
22 to raise that as an issue or make sure it is addressed, I
23 would probably go to the planning commission meeting.

24 MR. DOBIES: Okay.

25 MS. JOCHIMS: You'll have an opportunity to

1 speak there also.

2 MR. DOBIES: Thanks.

3 MR. WALZER: Actually the question you
4 raised about it, I don't know if the lighting is required to
5 put lighting in our ordinance.

6 MR. KING: Are you saying there's no
7 lighting required for the parking lot? I think I read that
8 there was somewhere.

9 MR. WALZER: Well, I'm not sure on that,
10 Art.

11 MR. KING: Well, in any case, I'll double-
12 check that before I go back to planning.

13 MS. JOCHIMS: Anybody else?

14 MS. KANE: I move that we grant Mr. King a
15 special exception to Section 27-738 and Section 27-739 to
16 operate a farmette with a retail farm stand at the location.

17 MR. GATES: I second that motion.

18 MS. JOCHIMS: All in favor.

19 MR. GATES: Aye.

20 MS. KANE: Aye.

21 MS. JOCHIMS: Aye.

22 MR. KING: Thank you.

23 MS. JOCHIMS: The next item on the agenda is
24 hearing 8-08, Maronda Homes, request for variance.

25 MS. FROHNERT: Hello. My name is Carol

1 Frohnert. I'm with North Hills Engineering. We are the
2 land surveyors for these Maronda homes in the Richland
3 Highlands plan. It's a 59 lot subdivision located on
4 Richland Road and west of Route 8 and south of 910.

5 We have a problem with one of our lots. It
6 was poorly designed, and it's too shallow to build any of
7 the homes that were on the plans available for construction.
8 So we are requesting a variance to the rear yard line so
9 that we can fit our smallest house into that building space.

10 It's right now a 30-foot rear yard
11 requirement, and we need another three feet for the overhang
12 of the house in the rear. But the foundation will be
13 completely within the original building lines.

14 MS. KANE: So the corner of the foundation
15 will be 30 feet from the building line, but the second floor
16 will be two feet or three and a half feet?

17 MS. FROHNERT: Two feet five inches into the
18 rear yard. So we're asking for three feet just so that we
19 have a little extra space for construction.

20 MS. JOCHIMS: You referenced it was poorly
21 designed.

22 MS. FROHNERT: Yeah. That's the only lot in
23 the plan that was designed that shallow, and it's also the
24 smallest lot in the plan. And the rear property line is at
25 such a sharp angle that as you move across the lot you

1 almost completely run out of space for construction. The
2 designers are Engler McCarthy and Gray.

3 MS. KANE: They're not here tonight, are
4 they?

5 MS. FROHNERT: They may be.

6 MR. GATES: So there are 59 lots in the
7 subdivision?

8 MS. FROHNERT: Yes. So we're on schedule to
9 completing construction on all of them. They have 33 built
10 so far.

11 MR. GATES: So it's the design of the lot
12 which creates the hardship, so to speak?

13 MS. FROHNERT: That's correct. Then
14 Maronda's smallest house is the one we're attempting to fit
15 on here.

16 MR. GATES: Thank you.

17 MS. JOCHIMS: Any questions from the
18 audience? Please step up.

19 MS. SMITH: My name is Joyce Smith. I'm
20 here for Elizabeth Kirkpatrick of 5328 Richland Road. Her
21 property is the one that abuts this property. She was
22 unable to be here tonight but asked me to come in her place.

23 The first issue she raised was the question
24 of why a planned residential development wasn't designed so
25 that the building on this lot would meet the current zoning

1 requirements, and her other concern is there are other lots
2 to be developed that will abut her property.

3 And in granting this variance she's
4 concerned that it sets a precedence either for new
5 construction or adding on a deck or other things that other
6 property owners may choose to do.

7 MR. GATES: It doesn't have precedential
8 value, right, Margo?

9 MS. JOCHIMS: Usually what happens in a
10 variance situation is each one is viewed individually. It's
11 not as though that even the next-door neighbor could come in
12 and say but they got it, we're entitled to it, too, because
13 each landowner has to meet a set of requirements. I don't
14 know that any undeveloped property in Richland will then
15 come in and say we can just shortcut the zoning
16 requirements.

17 MS. SMITH: She's only concerned about these
18 lots.

19 MS. JOCHIMS: Now, quite frankly, I don't
20 know what the building capability is remaining on those lots
21 or on the remaining lots. It appears from the size of them
22 they'll all meet the setback requirements for the property
23 issues. But if you -- well, I'm assuming you see lot 109 --
24 as you can see, it is the shortest lot in that development.

25 MS. KANE: Carol, did they consider asking

1 for a front yard variance?

2 MS. FROHNERT: Yeah. So they thought you'd
3 prefer a rear because it was just the overhang and the porch
4 in the front is very tall next to the driveway. It goes all
5 the way up from the ground up to the first floor, which was
6 much higher than the--

7 MS. KANE: It is a wood porch?

8 MS. FROHNERT: No. It's got foundation
9 under it.

10 MS. KANE: Is there a plan for this house
11 for a patio or a deck?

12 MS. FROHNERT: There's no plans to put--
13 It's not designed for that that I know of. I have some
14 plans here.

15 MS. KANE: I do think that I would consider
16 a front yard setback to the neighbor's objection because
17 most people do, when they get into a house, enhance the
18 backyard, put a deck on, put something on that's going to
19 bring them closer to the adjacent property owner. I don't
20 know if you have any opinion about that, either of you.

21 MS. FROHNERT: Maronda's only issue was that
22 they might want to keep the, you might want to keep the
23 houses all lined up. But I don't think that's going to make
24 that much difference with the houses on either side because
25 it's around a curve.

1 MS. KANE: This porch on the front is only a
2 five foot four inches depth?

3 MS. FROHNERT: No. Five four feet deep.

4 MS. KANE: So--

5 MS. FROHNERT: To pull it forward three feet
6 but--

7 MS. KANE: So they can move the house
8 forward three feet?

9 MS. FROHNERT: If the stoop is allowed to be
10 over the front building line.

11 MS. KANE: I mean, the other way to look at
12 it -- and I know I would also consider this -- is that the
13 way you've located the house on this lot, the backyard is
14 really, the back lot line slopes and you can say that on
15 average the house meets the 30-foot backyard setback.

16 I mean, if you took one corner of the house
17 and went to the property line it exceeds 30 feet. The other
18 corner is just slightly shy of 30 feet if the average is,
19 you know, more than 30 feet from the backyard.

20 But, again, I do think that people tend to
21 move into a house and if it doesn't have sliding glass doors
22 and that over time they want to put a deck back there and
23 then they're back here asking for another variance. I think
24 it's less likely that they would be asking to extend the
25 front porch or get any closer to the road.

1 Frankly, that's my suggestion.

2 MS. JOCHIMS: What's the topography of this
3 lot?

4 MS. FROHNERT: I'm not sure. They might
5 know more than I do. I don't know if it goes down or up.

6 MS. SMITH: It's sloping down.

7 MS. JOCHIMS: Uphill from the property?

8 MS. SMITH: Yes.

9 MS. KANE: We don't have a view from--

10 MS. JOCHIMS: Any questions, Don?

11 MR. GATES: No.

12 MR. WALZER: I know the property. That side
13 of the street they all slope back. Towards the front it
14 slopes downwards. The elevation of the front lawn would
15 be--

16 MS. KANE: Do you know what the garage is
17 set up like?

18 MS. FROHNERT: Those are the plans that
19 Maronda sent me. There's two sheets showing two different
20 views.

21 MS. KANE: It's a front entry garage.

22 MS. FROHNERT: Yes.

23 MR. GATES: To get it on the floor, I make a
24 motion that we consider granting Section 27-505 for 8-08,
25 which is the request of Maronda Homes for a three-foot

1 variance.

2 MS. KANE: Into the rear yard.

3 MR. GATES: Into the year yard.

4 MS. JOCHIMS: I'll second. All in favor.

5 MR. GATES: Aye.

6 MS. JOCHIMS: Aye.

7 MS. KANE: No.

8 MS. JOCHIMS: What I recommend is if they
9 want to resubmit you may do so, altering the variance moving
10 forward instead of backwards. I don't know how anybody will
11 vote, but--

12 MS. KANE: Is there a possibility that they
13 could eliminate the front porch and move the house forward?

14 MS. FROHNERT: I don't think so because we
15 were trying to get them to figure out a way to, because it's
16 so much a part of next to the basement, how it's part of the
17 garage almost. I don't know. They just said that that
18 can't, that has to be on there for the way that lot is
19 graded.

20 MR. GATES: I don't think they have to build
21 on every lot if they come up with all of them because they
22 don't conform. That's the way it's designed. So they don't
23 have the right to build on it in my opinion. I don't care
24 which way you move it.

25 MS. KANE: I was really only asking to give

1 Chatham University. This is a request for special exception
2 in addition to a request for a variance.

3 MR. AARONSON: Good evening. My name is
4 Joel Aaronson. I'm an attorney with Reed Smith, and I
5 represent Chatham University.

6 Let me just by way of background before we
7 discuss the specifics of the request, Chatham University was
8 fortunate enough to be the beneficiary of a very generous
9 gift several months ago by Eden Hall Foundation of what's
10 known as Eden Hall Farm approximately 388 acres that adjoins
11 Ridge Road.

12 Eden Hall Foundation has been in operation
13 for about 27 years, and among the foundation's missions is
14 the furtherance of education for women in Pennsylvania. And
15 the foundation felt that its mission in this was congruent
16 with Chatham University's mission, which has always been to
17 not only advance the education of women but also to advance
18 environmental programming. So that Eden Hall Foundation
19 generously made a gift of the property to Chatham in May of
20 this year.

21 Prior to that time -- and, again, I
22 apologize if this is familiar to everyone -- but Eden Hall
23 Farm was operated since 1939 pursuant to the will of
24 Sebastian Mueller. He was an executive at the Heinz
25 Corporation, and he, over the first part of the 20th

1 century, assembled the property that's Eden Hall Farm.

2 Then in 1939, out of his will, he created
3 Eden Hall Farm as a place of education and respite for
4 working women of Western Pennsylvania, and it has been
5 operated in that fashion for the last over 69 years.

6 The lodge on the property accommodated 35
7 women and is combined with the house on the property. The
8 original house had a staff of up to 15 that would operate
9 the Eden Hall Farm in the matter that I just indicated.
10 That went on for 69 years.

11 Let me explain what's being requested
12 tonight because I have a feeling by the attendance of the
13 audience that there may be a misapprehension about this.
14 The property is located in a residential zoning district,
15 but it is also what the new ordinance calls a planned campus
16 overlay.

17 What Chatham is asking tonight is simply to
18 be able to use the existing lot, in fact, three rooms only
19 of the existing lodge, for three 15-person classrooms that
20 would, at maximum, have 45 students going to classes which
21 are in session from, I believe, 6:00 to 8:00 during the week
22 and 9:00 to 12:00 and 1:00 to 4:00 on Saturdays.

23 So that under the new ordinance, before
24 Chatham would actually construct new buildings or have any
25 plans to do any additional development of the property, we

1 would engage in probably what's going to be a long process
2 with the township to create a master plan, and there would
3 obviously be opportunities for all the neighbors to input
4 into that process. That process we would expect will take
5 several months of discussions with the township.

6 Frankly, we will hire a master planner to
7 assist us in planning the campus. But, again, I want to be
8 clear that tonight the only thing that's being addressed and
9 requested recommended approval of is permission to use the
10 existing lodge or three classrooms of no more than 15
11 students.

12 There will be no new construction. The only
13 construction at all would be to make one of these bathrooms
14 on the first floor of the lodge handicapped accessible. But
15 otherwise there's no new paving, there's no new building
16 construction of any sort, and the use would be in the manner
17 that I just indicated.

18 Under the provisions of the ordinance for
19 the classroom use that Chatham is proposing of that existing
20 lodge, the ordinance would require a total of 15 parking
21 spaces. We're proposing to use the existing parking which
22 is located behind the lodge. In fact, I apologize for not
23 putting this up.

24 Let me just show this. You may have this in
25 your packet, but it might be easier to see. This is an

1 aerial photograph. That's the same one I have on the board.
2 I apologize for not orienting everyone. This is Ridge Road.
3 The existing lodge is in the location that I'm pointing out,
4 and the existing house is in the other location I'm pointing
5 out.

6 The parking, if you're familiar with it,
7 right now is located behind the house and behind the lodge.
8 So it's completely screened. Also, as it might be more
9 apparent if you look at the survey, Chatham University owns
10 all of the property all around us abutting the lodge and the
11 house.

12 So that the use in that manner doesn't abut
13 any other property that's not owned by the university and
14 could ultimately be used by the university as part of its
15 master planning process. Also I'd just like to--

16 Perhaps this might be helpful to the zoning
17 board as well. This is a parcel map that the survey was
18 provided from this, but it shows that there is various
19 parcels. I'll just point out -- I have three for the board
20 -- that the lodge and the house are essentially located on
21 parcel ten as shown on that parcel map. As indicated, all
22 the other parcels surrounding the property are actually
23 owned by Chatham University.

24 So I hope that that clarifies that this is a
25 very modest proposal that's before the board tonight and

1 that it will in no way authorize any new development, any
2 other use. The ordinance as it's now drafted requires
3 Chatham to go through that master planning process with the
4 township, with the planning commission, with the supervisors
5 prior to any development of the sort I've described.

6 So there will be an opportunity at that
7 point to engage in discussions, and the action from the
8 board wouldn't allow us to do anything beyond what I've
9 described.

10 So let me just go through the requirements
11 of the ordinance and explain, you know, why we think we're
12 entitled to what we've asked for. I'm referring to Section
13 27-- I apologize. If you have a copy of that section, is
14 it 784, 24-784? Yes, Section 27-478.

15 MS. JOCHIMS: Academic school.

16 MR. AARONSON: Which is a special exception
17 in the zoning district. The requirements include the school
18 shall be the sole occupant of the lot, which we are, and
19 shall have direct access, well, it says within the PCO,
20 which is the planned campus overlay district, which we are
21 located there, that schools may have access to a collective
22 road. And Ridge Road is the collective road, designated
23 collective road, in the township.

24 The second requirement says the access drive
25 shall be located as to take maximum advantage of sight

1 distances for motorists and shall be as remote as possible
2 for intersections. As I think I indicated, the access will
3 be the existing access which is on a very long straight
4 stretch of Ridge Road which has more than adequate sight
5 distance, and obviously the existing lodge and house were
6 sited in that location. So we will use the existing drive
7 in and out, and, as I indicated, the parking will be located
8 behind.

9 The number of spaces -- I apologize for
10 backtracking a bit -- the number of spaces required by the
11 ordinance is 15 spaces. We're proposing, not proposing, the
12 existing parking lot can accommodate 28 self-park spaces.

13 But, in addition, we're providing 18, I
14 believe, or 19, excuse me, what we call tandem spaces
15 because there will be people in class at exactly the same
16 time and the classes will be exactly the same length. We'll
17 be able to literally accommodate an additional 19 spaces by
18 simply parking in the self-park spaces, if it's necessary,
19 which we don't believe it will be.

20 But we did that only because even if every
21 student drove separately, which they will not, and everyone
22 attended the class, which sometimes they will not, we'll
23 have more than enough parking to accommodate the proposed
24 use.

25 Just reading on, the buildings shall be set

1 back at least 30 feet from side yard lines and shall be no
2 higher than 45 feet, two and a half stories. The existing
3 lodge is less than 45 feet and it's two stories and it's set
4 back about 200 feet from Ridge Road.

5 As I said, all the property on all sides is
6 owned by Chatham. From the lodge, the nearest point from
7 the lodge to the boundary line of the property to the south
8 where the school is being, I guess it's been built is about
9 975 feet.

10 From the northern property line it's about,
11 I'd say when I am describing this, from the nearest point of
12 the lodge to the northern property line is about 2,800 feet.
13 To the water authority's property it's about 2,150 feet.

14 To the rear of, again, the closest point of
15 the lodge, State Road, it's about 2,250 feet, and the
16 nearest point of the lodge to the easterly property line,
17 I'm sorry, this line, is about 2,675 feet. So obviously
18 it's set back well beyond what's required.

19 There's no group housing, so that there's no
20 requirement applicable to that. There's no specific
21 recreation areas. There is an existing pool in the rear,
22 but that's already there, a small pool.

23 It says the school's course of construction
24 on the lot shall not create noise, direct glare, dust, or
25 other nuisances on adjacent property. At least I'm

1 suggesting to you that having the three 15-person classes
2 will not do that. We own all of the property around it.

3 If it's not clear from the aerial, you can
4 see that all the property around this is very heavily wooded
5 and even landscaped in the front, although, again, Chatham
6 owns the property on the east side of Ridge Road; that is,
7 this side of Ridge Road.

8 So it comes to the last point, which is it
9 says buffer yard P shall apply to front side of rear yards.
10 Well, four of the sides and rears obviously exceed buffer
11 yard P.

12 But I want to suggest to you, because this
13 is the other matter that's on the agenda, we don't think
14 that what we're proposing violates the buffer yard
15 requirements. Just as an abundance of caution, we ask in
16 the alternative for a variance.

17 But I just want to make clear that -- and
18 I'll explain why -- that we don't think that the existing
19 building violates the buffer yards for two reasons. One is
20 it exists. I mean, what's there is there. We're not
21 changing or doing anything additionally.

22 But, more importantly, the ordinance at
23 27-509 in the planned campus overlay district requires P
24 buffer yards, and the quote from that section is, adjoining
25 any other use. The reason that I gave you those parcel maps

1 is to show you that the use of the lodge on parcel ten does
2 not adjoin, quote, any other use.

3 In other words, the college, excuse me,
4 university owns all the property around it. So that we
5 don't believe that in this particular circumstance that a
6 buffer yard is required because we don't adjoin any other
7 use.

8 That's sort of supported when you look at
9 the definition of buffer yard in the new ordinance. It's
10 defined as a portion of land together with a specified type
11 and amount of planting thereon and any permissible
12 structures, such as fences or walls, which may be required
13 between land uses to eliminate or minimize conflicts between
14 them.

15 So the whole idea of a buffer yard in the
16 first instance is to create buffers between different
17 adjoining land uses. What I'm suggesting here and also in
18 my reference to 27-509 which expressly requires buffer yard
19 adjoining any other use. So that since what we propose
20 doesn't, is on a parcel that doesn't adjoin, quote, any
21 other use, we're suggesting that it not be required.

22 I'm sorry I started with the legalistic
23 argument. I just want to suggest as a practical matter that
24 all it would require is putting a swath of plantings along
25 this part of Ridge Road because obviously everywhere else

1 it's well in excess of it.

2 We own on both sides of Ridge Road. It will
3 screen nothing. There is a line of trees that comes down on
4 the east side of Ridge Road. So that putting plantings on
5 the west side of Ridge Road won't screen anything. In fact,
6 I think, you know, it will inadvertently obscure sight
7 distance for the driveway.

8 So I probably should have started it as
9 that. But it's a practical matter. It serves no purpose
10 that the ordinance provides. As a interpretive matter, I'm
11 suggesting I don't think the ordinance requires it.

12 In the third alternative I guess we would
13 ask that we have a variance from that requirement since
14 under the circumstances it's not otherwise applicable. But,
15 as I said, it just would put plantings where probably they
16 shouldn't be.

17 So that's all we're asking for. I mean, I
18 realized when I looked at the way that the agenda was
19 written that it might have suggested that something more
20 substantial was being requested tonight.

21 I apologize for the repetition. But I just
22 want to emphasize that, if this is approved, it's not, you
23 know, if people have any question about it being
24 precedential or authorizing other development of the
25 property it doesn't.

1 I mean, there will occasionally be things at
2 the lodge that are similar to the retreat uses that have
3 existed for the last 68 years. You know, there might be a
4 board meeting at the lodge or something like that. But even
5 that won't conflict with classes.

6 So that's basically all I have. I'll be
7 glad to answer any questions.

8 MR. WALZER: Just one thing I'd like to
9 touch on with you because I had some residents ask this
10 question and I didn't know the answer. All the property--

11 MR. AARONSON: I'm sorry?

12 MR. WALZER: There are a lot of different
13 parcels like you had shown.

14 MR. AARONSON: Yes.

15 MR. WALZER: The residents that came in were
16 asking, like, can Chatham ever sell these off.

17 MR. AARONSON: No. Well, let me qualify
18 that. I just want to be accurate and don't want to speak
19 too fast. Chatham is putting this property to the uses that
20 support university uses and that's what we have to do.

21 MS. KANE: Is that a condition of the
22 donation?

23 MR. AARONSON: Pardon me?

24 MS. KANE: Is that a condition of the
25 donation?

1 MR. AARONSON: It's part of the donation
2 requirement. So that we would have to go to orphan's court
3 probably if anyone wanted approval for another purpose. It
4 would have to be approved in that fashion. It's also under
5 the terms of the will that created the farm.

6 MR. GATES: The court hadn't approved the
7 transfer?

8 MR. AARONSON: It actually didn't because
9 this particular use was consistent with the terms of the
10 will. But if anyone were to approach us and say sell it to
11 us for residential purposes, sell it to us for some other
12 purpose that might otherwise be permitted under the
13 ordinance that would be inconsistent with that, we would
14 have to go to orphan's court.

15 MR. GATES: So the citizens would have
16 standing.

17 MR. AARONSON: Absolutely.

18 MS. KANE: Is there any thought to combining
19 the parcels that are now separate parcels?

20 MR. AARONSON: Well, they really are
21 combined. I mean, I just wanted to point out that they're
22 combined in a sense that they were assembled by Sebastian
23 Mueller a piece at a time, and the plan that I gave you sort
24 of reflects that assembly.

25 But, in a sense, there's a zoning lot, what

1 I'm calling a zoning lot. It's obviously the entire
2 property. At such time in the future that Chatham develops
3 plans to use it, you know, as a rural campus, we would come
4 in for that master plan, you know, treating this as an
5 entire parcel for that purpose.

6 MR. WALZER: I think applications for--

7 MR. AARONSON: There's a narrative that I
8 attached to our request. Again, I apologize to the people
9 in the audience because if that narrative didn't get in
10 people's hands I think it might have clarified how we're
11 proposing to use the property, you know, alleviate some of
12 the terms.

13 MR. GATES: Do you have a copy, Mr.
14 Aaronson, of the letter from Mr. Walzer dated July 21st?

15 MR. AARONSON: Yes, I do. I hope I've
16 responded to the points of that letter.

17 MR. GATES: They seem to, item two seems to
18 indicate that he disagrees, of course, with your
19 interpretation of the buffer yard and specifically asks what
20 plantings exist or are proposed between the lodge building
21 and the street.

22 MR. AARONSON: Well, let me say this. I
23 think you're correct in implying that his comment is that
24 the buffer yard requirements apply. I had no conversation
25 and believe that it really came up after that letter was

1 written because we didn't believe we needed the requirement
2 for the reasons that I stated.

3 I think I talked to Jeff Walzer about it and
4 Jeff suggested -- and I think it was wise -- that in the
5 alternative we ask for a variance to the extent that it's a
6 matter of interpretation that he didn't agree with us.

7 I just want to emphasize again that I think
8 the area we're talking about is -- I apologize for just
9 pointing -- you know, you have trees planted in this area.
10 The only area that arguably is unscreened is, not arguably,
11 is unscreened are these plantings shown in the area is this
12 area.

13 But for reasons of visibility it would not
14 be a good idea to do that. Again, it would serve no purpose
15 buffer yards otherwise serve, and that's screening from
16 property that's not ours.

17 At such time, if I can add, at such time
18 that the master plan is submitted I'm sure that part of that
19 master planning process is, as the ordinance requires, is an
20 examination of open space and buffers. So those issues at
21 that point would be addressed.

22 MR. GATES: Not to belabor the point, but
23 the planning commission's recommendation of granting the
24 special exception was contingent upon, again, item two in
25 Mr. Walzer's letter dated July 21, 2008, regarding the

1 buffer yard.

2 MR. AARONSON: I don't know how it's
3 written, but the question had to be addressed by the board.
4 It wasn't, I don't think, that the planning commission was
5 taking the position that it was or wasn't required. It was
6 an issue that was unsettled and one that had to be decided
7 by the board.

8 MR. GATES: They also wanted to know is
9 there a fire hydrant on the site and what the potential
10 concerns are with regard to public safety and the lack of
11 one there.

12 MR. AARONSON: There are two fire hydrants
13 on either side along Ridge Road, three. So at least--

14 MR. WALZER: I verified that there's a fire
15 hydrant pretty close.

16 MS. JOCHIMS: You submitted as part of your
17 application there appears to be some survey.

18 MR. AARONSON: Yes.

19 MS. JOCHIMS: And on it you have highlighted
20 where you have anticipated parking. I know under the
21 ordinance you had said that it would require 15 parking
22 spaces, which seems extremely light in anticipation of what
23 I know. Some students will carpool.

24 My first question, I guess, is if you
25 anticipate you're going to have a parking issue -- and I

1 know you're going to use them as tandem parking -- but you
2 also provided parking around the barn and then parking even
3 further.

4 MR. AARONSON: We're not asking for approval
5 of that. The only reason we submitted that was just in
6 anticipation of the question of the adequacy of parking. We
7 simply wanted to show that there were areas, and
8 particularly around the barn, that are proximate to the
9 lodge if, you know, for some reason there was a question
10 about the adequacy of parking. We only need 15 spaces. We
11 can provide, as I said, 47.

12 MS. JOCHIMS: How would you anticipate the
13 students get from those parking spaces to the buildings?

14 MR. AARONSON: We did another layout which
15 I'll show you. I don't know quite how to answer that
16 because from the barn it's a short walk.

17 MS. JOCHIMS: It's a short walk along Ridge
18 Road, which is also a narrow road and is also through the
19 grass.

20 MR. AARONSON: Well, again, let me say this.
21 We're not asking for approval for that. The only point to
22 show that -- and I realize that I might have created the
23 problem in submitting that -- was simply to show that to the
24 extent there was a question about, you know, what if more
25 students show up or something.

1 We just wanted to show that in the barn area
2 -- and I'll give you a specific plan that we did show that
3 -- there is parking and students would cross simply just
4 across Ridge Road. At a point that there's complete
5 visibility, if they had to, they would simply walk down.
6 It's on our property; that is, the area directly across
7 Ridge Road from the barn, and could walk directly down.

8 Bear with me. I just want to be clear we're
9 not asking for approval to do that, we just want--

10 MS. KANE: We understand that. But there
11 are a lot of people who are near that that use Ridge Road
12 all the time and probably have the same question.

13 UNIDENTIFIED AUDIENCE MEMBER: There is a
14 path from the greenhouse--

15 MR. AARONSON: These are adults. I mean,
16 we're not talking about-- I'm just talking about the
17 question can--

18 MS. JOCHIMS: They're 17/18 years old.

19 MR. AARONSON: I stand corrected. They're
20 kind of adults. They're old enough to cross the road.

21 MS. JOCHIMS: They are old enough to cross
22 the road certainly. I had a hard time finding that spot. I
23 know the concrete pad is even further along.

24 MR. AARONSON: I don't know, you know,
25 again, I think I have to apologize for creating the

1 confusion. I mean, I just-- Here is the plan for this
2 building that just I think it might help, too, just to show.

3 MR. GATES: We have that.

4 MR. AARONSON: We submitted that. Do you
5 have it?

6 MS. JOCHIMS: Yes.

7 MR. AARONSON: That shows the barn, the
8 parking in and around the barn. That just shows how that
9 could happen, but it was really only to demonstrate that if
10 you needed it you had it.

11 But I think 47 spaces, which is three times
12 the requirement and as a practical matter, is more than
13 adequate. Even if every student were there with three
14 instructors all at the same time, no one is absent, and no
15 one carpools, they could all be accommodated on the site.

16 MS. JOCHIMS: The overnight possibilities
17 that you plan on having at Chatham, those are all enclosed
18 inside the buildings? I mean, it's not an overnight student
19 event where you're doing something at the barn or doing
20 something--

21 MR. AARONSON: No. Well, I mean, if there's
22 a board meeting or an orientation of faculty they may just,
23 as historically has been the case, might stay in the lodge.
24 There are sleeping areas in the lodge, and the three
25 classrooms are not going to occupy the entire lodge at all.

1 So that in that circumstance that's where
2 they're going to be staying. But I don't know if that
3 answers your question. So that those retreats or that sort
4 of thing won't be in the nature of the retreats that, not
5 the retreats, but the way the property has been used.

6 I mean, the women who attended and occupied
7 the lodge, there was a swimming pool, there was a tennis
8 court. So I'm not saying to you that people won't walk
9 outside. But those other uses that were more retreat like
10 uses are similar to what's been done historically.

11 MS. JOCHIMS: Again, you're stating the
12 faculty that's--

13 MR. AARONSON: I'm sorry. Say that again.

14 MS. JOCHIMS: The anticipation, though, will
15 be faculty and the board members that are--

16 MR. AARONSON: Faculty, board members. It
17 could be when the planners, you know, start to do planning.
18 But I would imagine that they might come out and stay.

19 MS. KANE: Not necessarily students at this
20 point?

21 MR. AARONSON: No, not at all. I mean, I
22 can't say there wouldn't be a retreat, you know, that some
23 students, you know, as part of planning wouldn't be
24 participating. I don't want to say that because certainly
25 they could.

1 But, again, whatever might happen is going
2 to happen just within the capacity of the lodge as it
3 existed. So that's sort of self-limiting in that respect.
4 I can't tell you that there might not be a picnic out there
5 or something like that.

6 MR. GATES: I have no further questions.

7 MS. KANE: No.

8 MR. WALZER: One other thing. I know a lot
9 of residents since this has even come up, that Chatham has
10 brought this up, under the ordinance you're only allowed to
11 use Ridge Road as the road that you access for any buildings
12 to the school. I think you're aware of that. Residents
13 here are aware of that.

14 MR. AARONSON: Yes.

15 MR. WALZER: You know, really, you wouldn't
16 be able to (inaudible) which is Glasgow, I believe. Even in
17 the future if you would ever--

18 MR. AARONSON: Ridge Road sort of bends
19 around, and then State Road, as a practical matter, is
20 pretty steep from there.

21 MR. WALZER: That's correct. That's why I
22 think the residents, the road that way, don't want access
23 coming out on that road. Our ordinance doesn't read it that
24 way. I believe you're quite aware of that also. I thought
25 it would be a good point to touch on.

1 MR. AARONSON: Well, let me say this. I'm
2 not-- It would-- How do I say this. When we go through
3 that planning process, every issue that you're describing
4 will come up and the master plan approval process, I mean,
5 the ordinance has a very formal process.

6 When I say master plan approval, I mean, all
7 these issues are going to get bedded, discussed, including
8 access issues, including locations of buildings. All those
9 things will be.

10 So it's going to be a long night. I'm just,
11 frankly, not prepared to discuss what that master plan may
12 show and what people's concerns may be and what the
13 township's concerns may be. We'll obviously abide by the
14 ordinance and--

15 MR. WALZER: That's correct. I'm just
16 bringing that up because that is what our ordinance does
17 say. If they were to start building buildings or come in,
18 they're only allowed to actually use Ridge Road or a portion
19 of it to have the access drives to the university buildings.

20 MR. AARONSON: The ordinance, after I said I
21 don't want to get into the ordinance, but the ordinance also
22 has very substantial open space/nondisturbance requirements
23 if you look through the planned campus overlay district.

24 It's a very balanced ordinance, you know,
25 protective of the environment. That's why the university is

1 here. I mean, part of the programming that it intends
2 primarily will focus on women's programming and programs
3 related to the environment. But the ordinance, I think, is
4 very protective, you know, of those issues.

5 MS. JOCHIMS: Do you have a time frame?

6 MR. AARONSON: Pardon me?

7 MS. JOCHIMS: Do you have a time frame on
8 when you expect the--

9 MR. AARONSON: Within the next year. I
10 mean, this is something that requires a lot of thought. I'm
11 assuming that the process, you know, we're not going to sit
12 down and just, you know, there will be a lot of discussion.
13 I mean, I'm sure there will be reiterations that go back and
14 forth between township staff and the planning commission
15 just to kind of get a feel for, you know, what people's
16 issues are.

17 I'm sure, you know, that there will be more
18 than one meeting in front of them and the planning
19 commission to discuss all these things. But we have to
20 think of it, too, I mean, the university does.

21 MS. KANE: I'm not sure that you're going to
22 be able to answer this, but at least we'll attempt it.
23 Given that they're going to do a master plan, at what point
24 do you feel that a master plan would start to be implemented
25 and result in actual construction? Has there been a time

1 line set?

2 MR. AARONSON: This is Walt Fowler, who is
3 the vice president of the university, which, of course, is
4 the second time I forgot to introduce him.

5 MR. FOWLER: That's okay. We'll wait 60
6 days to pay his bill. The master planning process, we
7 haven't really gotten it underway yet. The reason for that
8 is the property was gifted to us May 1st and very soon after
9 that all our faculty leaves for the summer. At a small
10 university, especially a small university like Chatham, it's
11 a very collaborative process.

12 So we're only getting our faculty back right
13 now. We spent the summer kind of brainstorming what kind of
14 uses there might be for the property. We've actually
15 visited some other universities that have farms associated
16 with them. In fact, the president of the university, Esther
17 Barazzone, that's where she was the last two days and made a
18 few visits. So we're trying to, at this point we're trying
19 to learn about farms and universities and how they're used.

20 But I expect what will happen is we'll go
21 through first the selection process for a master planner.
22 We want to take that very seriously, get somebody that's
23 very professional and also has some competency with respect
24 to sustainability in particular. So we're very interested
25 in that piece of it.

1 After that we'll get the process lodged. We
2 expect that to be a very collaborative process with Richland
3 Township, the zoning commission, and the residents and also
4 within Chatham itself, within our faculty and our
5 constituents.

6 So I think we're kind of in the first or
7 second phase of this thing. What we're requesting here is
8 just a very, very minor usage. We just want to kind of get
9 our foot in the water in Richland Township just a little
10 bit.

11 The scheduling of these classes -- one thing
12 I did hear Joel say -- is that the way we propose to run
13 these classes are two classes on Monday and Wednesday, two
14 classes on Tuesday and Thursday, and then two classes on
15 Saturday, one in the morning and one in the afternoon.

16 So what that really means is even if we max
17 out these classes you're not going to have more than 30
18 students there at any one time plus two faculty members. So
19 there's really only going to be 32 people there effectively.
20 That's what we're planning on.

21 I would bet that we don't come anywhere near
22 15 for these classes because we really haven't been able to
23 publicize them very much. So, you know, I expect a very
24 light usage while we're going through the master planning
25 process.

1 MS. KANE: Take that one step further,
2 though. I don't mean to belabor this, but I think this is
3 why the residents are here. You are testing the waters.
4 We're just hoping you're not getting your foot in the door
5 with the hope to bang the door open.

6 I think people are not concerned about 15,
7 20, 30 people showing up for class two nights a year
8 year-round. That probably doesn't bother the residents.
9 What bothers the residents is the vision of a full blown
10 campus, you know, a billion dollars in construction, and,
11 you know, 500/a thousand kids there year-round and the
12 traffic. Am I right?

13 AUDIENCE: Yes.

14 MS. KANE: And we have no opportunity-- I
15 realize you haven't had an opportunity to think this far
16 ahead. We've not had that opportunity to talk to anyone
17 from Chatham or to learn anything about your future plans,
18 which we could all be six feet under by the time these plans
19 come to fruition.

20 I don't know what your finances are. I
21 don't know what your ability to raising money is. But we
22 don't want to be the new Oakland. I think we'd like to say
23 that. Not that that's your intent, but I think that's
24 people's natural defensive mechanism is that we don't know
25 anything and we're afraid because we don't know anything.

1 So If you could calm our fears a little bit
2 that would be great.

3 MR. AARONSON: Well, let me say a couple
4 things. I think Walt alluded to this. Before the gift, we
5 didn't know we were going to get the gift. I mean, it was
6 something that obviously, as you can imagine, there was some
7 discussion about. So there was nothing in terms of
8 planning. I think Walt explained that once the gift was
9 made the faculty was gone. So that there's been a little
10 bit of a hiatus before planning could be taken seriously.

11 The only thing I can answer is that
12 ultimately Chatham, the whole vision of this as a campus and
13 an environmental program, is a program for a women's campus
14 that's not going to be such as Oakland, which you
15 referenced.

16 But I also want to say, because I want to be
17 frank, it is nevertheless anticipated to be a campus,
18 albeit, you know, not one in the fashion that you described.
19 But there will be development expected long-term on this.
20 We hope that will happen sooner rather than later. I'm at
21 the legal end.

22 But the real point I'm making -- I'm not
23 trying to -- because I think your question is an important
24 one, what I can say to people is that the ordinance, if you
25 look at the ordinance, just the two things I think are

1 relevant.

2 One, it requires this very formal master
3 plan with very specific requirements, and the requirements
4 are very protective. If you look at the ordinance you can
5 look at the requirements of open space and plantings and
6 other kinds of plans that are required as part of that
7 master planning process. It will be pretty detailed and
8 pretty clear.

9 MS. KANE: When you get to the point when
10 you have a master plan will there also be a time line
11 associated with it, do you think?

12 MR. AARONSON: I mean, I'm sure that we'll
13 tell you as best we can. But, I mean, this is something
14 that's going to be developed over time.

15 MR. FOWLER: We do master plans for our
16 Shadyside campus also. In fact, we just did one. We're
17 just at the tail end of another ten-year master plan.

18 At least with a small university, you know,
19 we have enough money, but we're not Harvard. So we don't
20 have the huge endowments and we don't have totally spec. So
21 the speed at which any of this would be implemented really
22 has a lot to do with fundraising and that kind of thing.

23 So inherently it's going to be a long slow
24 implementation process even when we do get the master plan
25 done and approved. So I don't think anybody should fear

1 that two years from now we're going to look like Robert
2 Morris out in Moon Township. That's just not what's going
3 to happen here.

4 The other thing I would point out, too, is I
5 don't know how many of you have seen our Chatham campus down
6 in Shadyside, but I think that campus is a lot different
7 than Pitt or a lot different than CMU or Duquesne or Robert
8 Morris or some of the other very kind of sterile looking
9 urban campuses.

10 This looks like, well, with the arboretum,
11 it looks like an honest to God college campus that you would
12 see out in the middle of nowhere, but yet it's in the city.
13 So I think that kind of proves -- I hope it proves -- or is
14 an indication at least of stewardship.

15 MS. KANE: I think this is much more
16 information than the public has gotten from the small
17 articles that have been published in the newspaper, and I
18 think we appreciate hearing that from a representative of
19 Chatham.

20 MR. GATES: One of the largest problems I
21 think we had, the gentleman who spoke at the dedication of
22 this building, right -- and I was there -- I kind of got the
23 sense at that time that Chatham was moving quicker rather
24 than slower.

25 I know you were very excited at that time

1 about the gift. I just had the sense that we better be
2 looking over our shoulder because here they come. We're
3 happy to hear what you're saying tonight more than what we
4 heard at the dedication.

5 MR. AARONSON: Again, I know I emphasized
6 that we have to go through that master planning process
7 before anything can happen. Walt mentioned that Chatham has
8 a nationally recognized arboretum, it's not the word we put
9 on it.

10 Just as another thing, because I was
11 involved in it, take a look at the gymnasium that Chatham
12 built on its campus. If anyone knows Woodland Road where
13 Chatham University is, I encourage you to visit it because I
14 think it will give you a sense of the university.

15 Woodland Road is a private residential
16 street that is probably the best residential street in
17 Pittsburgh. Best is a bad word, but a lot of rich people
18 live there and a lot of nice houses. The point is that it's
19 a very tough environment to navigate in and I think those
20 people are as concerned as you are about their environment.

21 The only reason that I emphasize what
22 Chatham did for its gymnasium is, if you look at it, it
23 looks like kind of a grand mansion and, you know, designed
24 that way to fit in and be recognized by everyone in the
25 city. It's the way the university has been a steward of its

1 present campus.

2 We restored at great cost the oldest frame
3 house in the city of Pittsburgh. It's on the campus. It
4 had fallen into complete disrepair. The university restored
5 it to historical standards.

6 MR. FOWLER: In the short term -- I'm sorry
7 if I was misunderstood -- but we actually do want to do some
8 things out here. But they all relate to just trying to
9 stabilize the structures that are there because some of
10 these structures on the property were really pretty badly
11 maintained at least over the past five or ten years.

12 So now what we're doing this summer -- and I
13 think you'll see some of this as the summer comes to an end
14 -- we're repainting the buildings, we're fixing the roofs,
15 we're fixing some of the rotten siding on the buildings.
16 You may actually see some buildings that we judge to be just
17 flat unsafe because they're collapsing. We're going to raze
18 those buildings and just make the place, try to clean it up
19 and make it safe.

20 So that's what I think you'll see
21 immediately. The rest of this master planning for major
22 buildings is going to play out very slow.

23 MS. JOCHIMS: Any other questions?

24 MR. GATES: I have no further questions.

25 MS. JOCHIMS: I'm going to open it up to the

1 public.

2 MR. MORLEDGE: Dick Morledge, 6166 Ridge
3 Road. I've lived there for 35 years. We want to get in the
4 neighborhood. Walt, I know you're in Gibsonia man, and we
5 welcome you. I certainly don't plan to speak for all of my
6 neighbors. I'm asking for some personal privilege. I know
7 you have two items. Can I speak to those and then, Madam
8 Chairman, have the personal privilege to say a few things?

9 MS. JOCHIMS: Sure.

10 MR. MORLEDGE: Betsy, thank you. You helped
11 us tremendously because I, for one, am thrilled that Chatham
12 is coming to be our neighbor. Maybe not all are. I'm
13 thrilled because of all the stories that we've heard in the
14 last ten years this is the best thing that I think can
15 happen. I see many people agree.

16 We want to be good neighbors. And, I'm
17 sorry, but Eden Hall Foundation did us no favors simply
18 because they felt they did not have to speak to the
19 neighborhood. This is more than Richland Township. This is
20 what I call the Ridge Road family.

21 We live on the ridge, the highest spot in
22 Allegheny County, and maybe we're a little provincial. But
23 too much has gone on which is not your fault and we've heard
24 all these stories and then we read in the newspaper on day
25 one this thing that we've heard that something was going to

1 happen suddenly becomes a gift to a wonderful organization.

2 I take exception on Shadyside being the best
3 area. I grew up in Squirrel Hill.

4 MR. AARONSON: I'm Point Breeze.

5 MR. MORLEDGE: I'm sorry about that. Don't
6 tell me your problems. But I have a sister that graduated
7 from Chatham, and I lived on Woodland Road, not literally,
8 but with many, many friends. You have a beautiful school.
9 It is great, and I, for one, am very happy that Richland
10 Township is going to be the home of an extension of Chatham.

11 But please keep in mind we're not after you
12 people. You may think these people are out to get you.
13 It's not. We're frustrated. It's not your fault. I really
14 think you can help us if you allow us to help you in the
15 planning.

16 Walt, you're a Gibsonia man, and you were at
17 one time. We're a little different, but we're real. We
18 want the best, and we've heard everything. A racetrack was
19 going to come up here. You're talking about this place for
20 parking. I appeared before this board when that was
21 supposed to be a water tower. You remember that?

22 MR. AARONSON: Very well.

23 MR. MORLEDGE: Right. We went through it.
24 Then all of a sudden an organization that is pretty big,
25 pretty powerful, Eden Hall Foundation, they just changed

1 that plan. We've lost confidence in Eden Hall Foundation,
2 not you people, Eden Hall Foundation. I believe you're
3 worthy people, and Chatham College, until they prove
4 differently, they're going to be a loyal place for me to
5 call my neighbors.

6 Please keep us informed. We don't have to
7 say anything personally. I told other people here I think
8 you got an elephant by the tail. I'm not quite sure how you
9 got it, and that's not my business. But the foundation,
10 they were not very communicative, especially since it went
11 from the farm into the corporation.

12 They just felt we didn't have to know
13 anything, and we don't. But we're neighbors. I think we
14 can prevent a lot of trouble down the road if you talk to
15 our supervisors, zoning, and maybe some of us just to let us
16 know what you're going to do. We're frightened.

17 You've got to remember -- Joel, you're
18 probably acquainted with this -- there was a map made by
19 architects where 350 homes were to be on that place. Do you
20 know what I'm talking about?

21 MR. AARONSON: Yeah.

22 MR. MORLEDGE: I'm not quite sure how I got
23 a copy, but I have it. Nobody was kind enough in a
24 gentleman spirit to come and share it with us. This is holy
25 ground. It's holy, it's very special, and we're the kind of

1 people that we don't want to be pushed around.

2 Betsy, I thank you because I've always been
3 taught you got to be careful of that first step down the
4 slippery slope. And we're scared. I know you're only
5 asking for two things here. I support these. But I've been
6 in the world long enough -- I'm a clergyman, by the way --
7 I've seen people take a little inch and then they want a
8 mile. We're scared.

9 That's why I think you see these people
10 here. They just want to make sure you do the right thing,
11 and we're going to be watching you. And I hope you
12 understand the spirit in which we're doing it.

13 I will probably never see Chatham College
14 fulfilled up here and maybe some of the rest of us won't,
15 but we're thinking about the future. And as it very well
16 states in the news release, this is the largest plot of
17 ground left in Allegheny County.

18 I'm pleading with you as a brother and
19 neighbor. We got this in the mail today. This meeting is
20 tonight. Now, thank the Good Lord you put in here in
21 asterisks, it says, if it's approved.

22 But there was an ad in Monday's Butler Eagle
23 advertising all these things. That's all right. But let us
24 not read about it in the newspaper and if we can help you,
25 because we think this can be the most beautiful college in

1 all of Pennsylvania.

2 I think you have the resources. I have two
3 questions to ask of these. One, will there be security
4 around the clock when you are in session?

5 MR. FOWLER: Yes.

6 MR. MORLEDGE: There will be? Because we
7 have people that are even up there now trying to get in to
8 see what you're doing. Secondly -- you may not be able to
9 answer it; but I would be thrilled to know and I think we've
10 gotten around it -- can you sell the property?

11 MR. AARONSON: I think-- I'm sorry. Shall
12 I respond?

13 MR. MORLEDGE: I don't mean to put you on
14 the spot. But I think we need to know yes or no.

15 MR. AARONSON: Well, I think I tried to
16 answer that. There are restrictions on how the property can
17 be used or transferred, and we're subject to those
18 restrictions. I can't tell you and be clear that we're
19 prohibited from selling the property.

20 We could sell it to another university or
21 someone who could use the property consistent with, you
22 know, the purposes of the will. But we don't intend to.

23 MR. GATES: Those restrictions are a matter
24 of public record.

25 MR. MORLEDGE: What do you mean public

1 record, Mr. Attorney?

2 MR. GATES: The restrictions are contained
3 in the deed to them and so we get copy a of that deed and
4 these are restrictions which are in Mr. Mueller's will.

5 MR. MORLEDGE: Yeah. But Eden Hall does not
6 own any of the property anymore. Do you have to abide by
7 certain things in the gift from Eden Hall? We've heard
8 everything, you have it for a hundred years. We hear that
9 you can only produce on it 288 acres, there has to be a
10 hundred acres. These are stories. Joel, I'm asking you to
11 clarify one way or another.

12 MR. AARONSON: I'll do the best I can. What
13 I'm saying is what Mr. Gates said; that is, that the
14 property was subject to the terms of Sebastian Mueller's
15 will.

16 MR. MORLEDGE: We don't know it.

17 MR. AARONSON: What I'm saying is it is a
18 public document.

19 MR. GATES: I can get you a copy.

20 MR. AARONSON: I'll be glad to provide it to
21 the township. But, I mean, I don't know if that answers the
22 question. That's the limitation. Probably, to be honest
23 with you, the ordinance, you know, the new planned campus
24 overlay district-- And I've looked at it and I suggest that
25 everyone look at it just simply because I think it will ease

1 your minds because of what the ordinance requires.

2 MR. MORLEDGE: It's premature because we
3 have to see the overall plan. I understand that.

4 MR. AARONSON: You can't do it in the
5 abstract.

6 MR. MORLEDGE: No. We're glad to see a
7 face. We're glad to hear a voice. I personally thank you
8 for being very candid. Walt, thank you. You're
9 representing the university. Come see us. We're not bad
10 people. We want to be good neighbors, and all we want is
11 just talk to us.

12 Welcome to our neighborhood. Thank you,
13 Madam Chairman.

14 MR. GATES: Dick, it's not going to be
15 prettier than Grove City College.

16 MR. MORLEDGE: This guy and I are classmates
17 from the greatest school in America, Grove City College.
18 But, again -- and I don't mean to step outside -- but I'm on
19 the board of trustees there. We have good businessmen. I
20 don't know your board.

21 But if I had 388 acres and only needed a
22 hundred to build a beautiful university, being raised in
23 Squirrel Hill I'd try to sell the other 288. I'm being very
24 honest. That's what we're concerned about because, again,
25 not against you and certainly not against Chatham, this is a

1 high honor for us.

2 But I'm sorry Eden Hall did not help in
3 setting the stage. That's not your fault. You're the
4 recipient of a generous gift. We're just a little
5 suspicious of the way they have operated. Thank you.

6 MR. FOWLER: The brief response is, you
7 know, I feel bad about the credibility loss that's happened
8 over the years. I know it's happened out there. If I was
9 in your shoes, I'd feel the same way.

10 But having said that -- and I'm going to be
11 an attorney's worst nightmare -- I can commit to you we're
12 going to talk to you as we go through this master plan.
13 Attorneys always hate it when you commit yourself. But we
14 want to hear plans, and we want to make sure we don't have
15 enemies out there. So we're going to engage with you as we
16 go through this planning process.

17 I feel like we've moved slowly, but we've
18 only owned this since May 1st. As I explained before, you
19 know, small universities are dead in the water over the
20 summer. I mean, there's nobody around. Things move at a
21 snail's pace.

22 Now we'll pick up the speed on the planning
23 process as we get into the fall. But I can assure you that
24 we are going to involve Richland Township and the more
25 immediate neighbors around.

1 MR. MORLEDGE: Thank you, Walt. Why don't
2 we welcome our new neighbors. Thank you, Madam.

3 MS. JOCHIMS: You are so welcome. Is there
4 anybody else who would like to follow?

5 MR. MARTIN: My name is Anthony Martin. I'm
6 at 408 Ridge Road in Middlesex Township. Just to make a
7 general comment, I know you're going to be involved with
8 people in Richland Township, but there are people in Butler
9 County that also adjoin Eden Hall property.

10 Up until two weeks ago we were in the dark
11 on all of this. The correspondence wasn't making it to our
12 houses. We didn't hear anything about it. So let's just
13 make sure that we sort of get involved in this a little bit,
14 too.

15 Just a general question, too. How many
16 different individual lots are there?

17 MR. AARONSON: There are a total of 17
18 parcels that over time originally were accumulated by
19 Sebastian Mueller.

20 MR. MARTIN: Okay. Then these four that
21 you're talking about on here are at the lodge itself that
22 you're asking for the variance for?

23 MR. AARONSON: Well, we're simply asking
24 permission to use part of the lodge for three classrooms,
25 that's it.

1 MR. MARTIN: Right, right. And that's what
2 these four that are listed on here?

3 MR. AARONSON: When you say four I'm not
4 sure what you mean.

5 MS. JOCHIMS: He's talking about the
6 parcels.

7 MR. AARONSON: I'm sorry. Those are the lot
8 and blocks. It gets a little confusing. Allegheny County,
9 as a taxation matter -- and I have those that have lot and
10 block designations for tax purposes -- I think they're four
11 even though there were 17 individual parcels. They have
12 aggregated some of them for real estate taxation
13 designation.

14 MR. MARTIN: So this four that's listed,
15 that's the entire property?

16 MR. AARONSON: Entire property.

17 MR. MARTIN: Well, then the question I have
18 is, I mean, we're talking about the Maronda Homes issue that
19 was on here. They were very specific about what they were
20 looking for a variance for. But it's very general, this
21 statement that's on here, what you wanted the variance for.
22 So you're asking for a variance for a buffer for the entire
23 parcel?

24 MR. AARONSON: No. First of all, just to be
25 clear, if I can speak up, no. I mean, we don't need a

1 variance. I said that before, if I didn't make it clear.
2 It's an interpretation. We don't need a variance. To the
3 extent that there would be a variance required, arguably it
4 would only be to put a buffer yard, you know, in front of
5 the lodge, you know, between Ridge Road and the lodge,
6 period.

7 So we're not asking, we're not saying, you
8 know, give us relief from buffer yard requirements on the
9 whole property because we're not asking for approval with
10 respect to the whole property. I mean, you know, even the
11 most strict interpretation that would be adverse to us would
12 only require a buffer yard sort of along the area of the
13 front where the lot is.

14 MS. JOCHIMS: I don't know if this will
15 help. They are here initially on a special exception. And
16 if you've never dealt with zoning before, zoning has a lot
17 of terms of art which truly don't explain themselves in the
18 national language of our world, of our country.

19 Nevertheless, it's a special exception. And
20 within a special exception it is a permitted use if it's
21 listed as a special exception in our zoning ordinance.
22 Usually attached to that are some criteria. They have to
23 meet that set of criteria.

24 So they come in, permit it, meet a set of
25 criteria, there's not much a zoning hearing board can do.

1 MS. KANE: As long as they meet the criteria
2 for that special exception use, which in this case is a
3 school.

4 MS. JOCHIMS: Now, the variance that you are
5 referencing, their position is that they don't need the
6 variance. It is on there in the event that we interpret the
7 zoning ordinance to, by its definition, to say yes, you do.

8 Now, Mr. Aaronson is correct. It is truly
9 just that, the buffer yard explanation in our zoning
10 ordinance. It's that little tiny piece of property in front
11 of the lodge. It was referenced by the township's engineer
12 that whether a buffer yard is needed and, if so, what do you
13 plan on doing with it.

14 So it's not as though they're coming forward
15 here tonight asking if their education or their academic use
16 or school is a variance.

17 MR. MARTIN: I get you. I understand. They
18 received this property. But for the use of the property it
19 would say, hey, you guys have to have a buffer zone here.
20 They're, like, why do we need it, it's already there, we
21 don't need an extra, we own the property on both sides,
22 don't worry about it, give us the variance because of the
23 first one; right?

24 MR. GATES: Pretty good.

25 MS. JOCHIMS: We'll move on. I'm sorry.

1 You answered that. Do you have any follow-up questions, Mr.
2 Martin?

3 MR. MARTIN: No.

4 MR. SEIFERT: My name is Ray Seifert, 3829
5 Kim Lane. I've lived on Kim Lane for 21 years. My property
6 is adjacent to Eden Hall Farms. I'm a physician, and my
7 wife is a physician. So just to tell everybody in the room
8 that I know nothing about zoning law. I don't know what a
9 variance is. I don't know these things.

10 So what I want to basically clarify and make
11 sure it's in the record and it's correct that this variance
12 that they're requesting tonight is for this tiny bit of
13 their property right there, it doesn't apply to the entire
14 388 acres or those things.

15 So if there is a windmill or a helicopter
16 pad or a solar panel adjacent to my backyard and I say why
17 is this here, they can't say, well, we got a zoning
18 ordinance back there for a three-room schoolhouse, this
19 allows us to do this.

20 This variance tonight that they're
21 requesting has no standing down the road or for the rest of
22 the property, it's just for this tiny parcel here so they
23 can come up and use the three classrooms. Am I correct?

24 MR. GATES: Good job, Doctor.

25 MR. SEIFERT: That's correct?

1 MS. KANE: Yes.

2 MR. SEIFERT: Thank you. I think that's
3 what everybody is asking.

4 MS. JOCHIMS: Anybody else?

5 MR. KNOX: I'm Andrew Knox, 4220 Glasgow
6 Road. Because they're considered a school, can they have
7 eminent domain or because their property--

8 MS. KANE: It's a private school. It's not
9 a public school. A public school can have that eminent
10 domain or can utilize that, but they can't.

11 MR. AARONSON: Correct.

12 MS. KANE: And I'm not a lawyer.

13 MR. DOBIES: Dave Dobies, 6010 Linwood
14 Drive. Going on everybody's feeling tonight, from what I've
15 heard, not that I'm unneighborly or anything, I was
16 wondering if we could withhold the recommendation to operate
17 an academic school there until the master plan can be
18 reviewed by the citizens and the neighbors adjacent to Eden
19 Hall Farm.

20 MS. JOCHIMS: Well, functionally the
21 ultimate thing we're interested in tonight is we're taking a
22 look at these special exception requirements and we're
23 determining whether or not they satisfy those requirements.
24 If the board would determine that they don't satisfy the
25 requirements, then they can't start their classes in

1 September. As a board, we can't--

2 MR. WALZER: When you say a planned campus
3 overlay you have two zonings basically, which is a
4 residential-- You have two types of zoning. Like right now
5 the way it's zoned is RA, which is a residential two acre
6 zone.

7 Well, a person has the right to come in and
8 use what they call conditional zoning. Now they also put an
9 overlay on that. It's an overlay that's a planned campus
10 overlay. They would have a right to come in either way.
11 They could go traditional zoning or campus overlay zoning.

12 The planned campus overlay sort of has
13 benefits to both people. So that's hopefully why they're
14 going to use it. They basically can come in for the
15 traditional use, which is confusing. I mean, their request
16 tonight they're coming in with traditional zoning rather
17 than the planned campus overlay.

18 Planned campus overlay is they make a master
19 plan and say we have this big piece of property, we're going
20 to do this in phases or whatever, however they want to do
21 it. But this is going to be a project that's, you know,
22 we're going to show you the plans, we're going to follow
23 this plan for the next five years, ten years, thirty years,
24 whatever it takes to do it.

25 You know, under traditional zoning they

1 wouldn't have that opportunity actually because usually they
2 come in and show buildings. Once you give the plan it could
3 be, like, five years or something like that.

4 MR. DOBIES: Either way they need zoning
5 approval, though. All I'm saying is maybe we should take a
6 look, it would be prudent to take a look at the master plan
7 before we give this special exception of operating an
8 academic school.

9 MR. GATES: Under our ordinance we don't
10 have the right to do that.

11 MR. AARONSON: I can also respond to that.
12 I tried very hard to be very specific about the limitations
13 of what's being asked. I think there's something in the
14 question that suggests that maybe I didn't say it clearly.
15 We're asking to use an existing building for three
16 classrooms, not for a generalized approval to use the whole
17 property for an academic school.

18 MR. DOBIES: Well, that's what it says here.

19 MR. AARONSON: Well, that's why I understand
20 that. I tried to acknowledge that when I first spoke.
21 That's clearly the way that the agenda read is in that
22 respect misleading. It's truly one of the reasons people
23 are concerned.

24 That's what I'm trying to clarify, that if
25 the board approves this tonight-- Just to be clear, what

1 the board is approving is allowing the university to use a
2 portion of the lodge for three classroom with the
3 limitations that we described, that's it.

4 MR. DOBIES: That seems harmless enough.
5 But I imagine most people here are concerned what it's going
6 to look like in five, ten, twenty years from now. It might
7 be great now, but 20 years from now it might be the worst
8 thing that happens.

9 MS. KANE: Here's the thing. The way the
10 ordinance is written, if they meet all the criteria we have
11 to grant it because if we don't grant it they will then go
12 to court, the township will defend our decision, and the
13 township will lose. That's happened to us in the past, in
14 the very recent past.

15 We can, when we grant this, put the
16 limitation on it this is being granted if they use a portion
17 of the lodge; namely, three rooms, to have a maximum number
18 of classes with a maximum number of students and a maximum
19 meeting time per week. We could do that with considerations
20 and I'll raise my vote accordingly.

21 So that would be a limitation on their use
22 of the property right now, and they won't be able to change
23 that. If they do, if they're having, you know, 150 people
24 there and classes start at 8:00 in the morning and go until
25 midnight every night, you're allowed to come to Jeff Walzer

1 and say they're not fulfilling the requirements of the
2 variance or the special exception that they were granted and
3 you have to find to bring them to court.

4 So that's kind of how the process works.

5 MR. DOBIES: I understand. But it seems
6 like if they're granted this recommendation to operate an
7 academic school it will be harder to contest in the future
8 any future expansion.

9 MR. AARONSON: Well, let me be clear. Walt
10 Fowler said before if there's any building additions or any
11 kind of development, major development of the site, we've
12 committed -- and think Mr. Walzer explained it -- of
13 preparing collaboratively a master plan, submitting it.

14 Every person will have an opportunity to
15 comment, to make whatever concerns they have known during
16 that process and even in the official review process with
17 the township. I don't know how to say that differently.

18 MR. DOBIES: I know what you're saying. I'm
19 just like now that we have this, they have to take it to
20 court, and I'm saying there might be other, as you grow, get
21 bigger, advance through the zoning code because you know it,
22 we don't.

23 MR. WALZER: Let me help you one more time.
24 There's a thing called land development. Our own school
25 district had to come up with a development to build a

1 school. So anytime you have a land development, they have
2 to go through a process. Okay?

3 So anytime that they want to build another
4 building they have to come through a land development
5 process. So they just can't, you know, say it's a school.
6 But every time they do something they've got to come back.

7 With the planned campus overlay, that keeps
8 them from coming back a hundred times. They can make an
9 overall plan. That's the beauty of it. Instead of coming
10 back building after building with traditional zoning one
11 time after another, they can plan a campus and then over a
12 period of years build whatever they wish in the overlay.

13 MR. DOBIES: I know what you're saying.
14 Okay, Jeff. Thanks.

15 MS. JOCHIMS: Anybody else?

16 MR. WEBER: I'm Mike Weber, 3865 Kim Lane.
17 I'm sorry. But I'm still confused. I'm a little slow. I'm
18 in sales, so maybe that helps. I don't know if this--
19 Maybe it's the verbiage that I'm reading and I don't know
20 these things.

21 But special exception use, is this a
22 foregone conclusion that they'll be building a campus and
23 we're going to have these people as neighbors and it's a
24 done deal? That's really what I want to know. I just don't
25 know if we have the right to say no or yes or is this

1 already done.

2 MS. KANE: If they meet-- This has been
3 designated a planned campus overlay with our zoning
4 ordinances that were just passed last month just as there
5 are commercial overlays on Route 8 in residential districts.

6 This planned campus overlay encompasses
7 Saint Barnabas property, it encompasses the school district
8 property, and it encompasses the Chatham property or the
9 Eden Hall Farm property. So that's an overlay.

10 It doesn't have to be used that way, except
11 in their case it does have to be used for an educational or
12 purpose that has to do with women and the environment
13 because there are limitations on their land that have to do
14 with the donation.

15 But, anyhow, once that overlay is there, the
16 zoning ordinance gives you the items that can be used in
17 that overlay district. For instance, the first person here
18 could build a farmette, but he couldn't build, you know, a
19 hockey arena, okay, because there are definite things that
20 could be built there in that overlay district.

21 The school is one of them. They can have a
22 school in the overlay district as a special exception. They
23 can't just do it. They have to come here first, and they
24 have to meet these other requirements about parking and
25 access to a main road and recreational areas no closer than

1 30 feet to an abutting street, which they don't have. But
2 there's A through H. Okay? They've met them.

3 MR. WEBER: So that qualifies this zoning
4 overlay that was passed--

5 MS. KANE: That is a special exception to
6 use as a school.

7 MR. WEBER: Obviously there was an ordinance
8 passed. I wasn't familiar with it. I kept hearing
9 ordinance and ordinance, and I had no idea what you were
10 referring to.

11 MS. JOCHIMS: The use is already contained
12 in here. So we can't say to them that it's very nice that
13 you've come here but I would prefer a mall.

14 MR. WEBER: Yeah, that's not our option. I
15 understand. So this ordinance was-- It's a new ordinance?

16 MS. KANE: Yes. We just got our books
17 tonight. So if we look like we've been pitching through and
18 we don't understand everything it's because we haven't seen
19 this, I mean, in detail before tonight. This is the first
20 night that we've got a real book. We were operating under
21 the old book which has some changes since this.

22 MR. WEBER: Which would allow the building
23 of the school and all this expansion.

24 MS. KANE: It still could have used the
25 school, but it wasn't a campus overlay. The school was

1 still a permitted use on that property just as it was for
2 the new elementary school, new Upper Elementary School,
3 because that was a permitted use on that property.

4 But we didn't have these overlay districts,
5 which, as Jeff said, enables people to maybe plan the whole
6 thing and then, without coming back and forth to zoning each
7 time, build it piecemeal. Okay? Does that help?

8 MR. WEBER: Yeah.

9 MR. FERRARO: My name is Mike Ferraro. I
10 live at 4108 Glasgow Road. I just wanted to see if I could
11 use your pool whenever for the summer.

12 MR. AARONSON: It's a small pool.

13 MR. FERRARO: It's okay. We're a small
14 group of people. I just want to find out if there was a
15 traffic impact study done for this. I mean, I realize it's
16 minimal, but it's going to add--

17 MS. JOCHIMS: No.

18 MR. AARONSON: The short answer is no.

19 MR. FERRARO: Okay. That's all I wanted.

20 MR. WALZER: Just so I can help that, you do
21 traffic impact studies when more structures are being built
22 or something like that. This doesn't have any new
23 structures being built.

24 MS. JOCHIMS: Anybody else?

25 MR. LONEY: Troy Loney. I live on 4245

1 Glasgow Road. I guess, just some of the things, first off,
2 I walk Glasgow Road with my wife in the morning. It's not
3 that straight where we're talking about there. I agree with
4 your practicality that it would not be in the best interest
5 of people coming out of that property if you grant that
6 ordinance.

7 But just, you know, I want to echo something
8 that Reverend Morledge said. We were not in a residential
9 community, we really aren't. We are more farm than we are
10 residential. So something like Shadyside and the farm
11 community is a little different than putting something in a
12 residential community. That's just my thought.

13 A water tower goes at the end of Glasgow
14 Road. So development is obviously coming somewhere around
15 the corner since we're all on wells. So that's not a
16 surprise to us that something is coming.

17 You know, when I hear you say not greatly
18 endowed I start to hear things like maybe sell, could sell,
19 not quite sure sell, could maybe move to a different parcel
20 lot, to a different university. I think opportunity to
21 endow something greater on what could be 200 acres or
22 something that is currently 300 something acres. So those
23 questions are definitely swirling in my mind.

24 Also when I read, well, not necessarily
25 access onto Glasgow -- I live on Glasgow Road; I bought that

1 property on two sides -- the traffic impact studies, I mean,
2 you can't all come out onto Bakerstown Road. There's a lot
3 of things -- a new school going in right on the corner down
4 there, kids coming in school buses.

5 We just added a lot of traffic to Glasgow.
6 That's my biggest concern. I have four kids and a dog
7 that's walking around a little bit, kind of sags, so we're
8 okay. So that's my concern.

9 I do echo Pastor Morledge's sentiments in
10 that there's a lot of different things that could happen up
11 there. I'm not relishing adding that much traffic to that
12 road. That's my biggest concern. I think, again,
13 communication to all of us would be greatly appreciated.

14 MS. JOCHIMS: Anyone else?

15 MR. BOGGS: My name is Steve Boggs. I live
16 at 414 Ridge Road. I've been lucky. I feel honored. I
17 moved in there less than a year ago. I have to agree with
18 one thing about what Dick said. It's a special place up
19 there.

20 Traffic certainly is a concern. People
21 actually come there to walk up and down the ridge. They
22 actually drive and park somewhere to walk along this
23 beautiful road. There's nothing better than to walk out of
24 my house at State and Ridge and walk down the ridge and just
25 looking at that beautiful farm, everything surrounding it.

1 And the main reason we're here tonight was
2 just to find out what's going on just to see how much
3 traffic that is going to have. That is a big concern of
4 ours. It's one of the most peaceful places I think I've
5 ever lived. So it would be nice to keep it like that.

6 But we are here to welcome you. We'd like
7 to see good things happen at that campus. That's all I have
8 to say. Thank you.

9 MS. JOCHIMS: Anyone else?

10 MS. KANE: I move to grant a special
11 exception to Chatham College for Ordinance 27-784 with the
12 proviso that a portion of the lodge, three classrooms, is
13 used to accommodate 15 students per class with a maximum of
14 45 students and three instructors.

15 MR. GATES: You're going to mention the
16 times?

17 MS. KANE: Perhaps I should. Scheduled
18 classes from 6:00 to 8:00 Monday through Thursday and
19 Saturday from 9:00 to 12:00 and 1:00 to 4:00.

20 MR. GATES: I second that motion.

21 MS. JOCHIMS: All in favor.

22 MR. GATES: Aye.

23 MS. JOCHIMS: Aye.

24 MS. KANE: Aye.

25 MS. JOCHIMS: The second item on the agenda

1 is the request for variance regarding buffer yard
2 provisions.

3 MR. GATES: I make a motion we grant that
4 variance so that they don't need the buffer yard.

5 MS. KANE: I second that motion. I'd like
6 to add that I do think that the buffer yard is required, but
7 I do also think that it would be a sight distance issue
8 leaving the driveway and I'd like to defer the buffer yard
9 requirements to the master plan.

10 MR. GATES: I'll amend my motion
11 accordingly.

12 MS. KANE: Thank you.

13 MS. JOCHIMS: All in favor.

14 MS. KANE: Aye.

15 MS. JOCHIMS: Aye.

16 MR. GATES: Aye.

17 MS. JOCHIMS: Thank you.

18 MR. AARONSON: Thank you all.

19 MS. JOCHIMS: Motion to adjourn?

20 MS. KANE: Aye.

21 MR. GATES: Aye.

22 (Whereupon, at 9:05 p.m., the meeting
23 adjourned.)
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C E R T I F I C A T E

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I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me on the within proceedings and that this copy is a correct transcript of the same.

Dated at Penn Hills Township, Pennsylvania this 10th day of September 2008.

Karen L. Cross
Reporter - Notary Public

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