

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, SEPTEMBER 15, 2008**

MEMBERS:

Tim Gaichas – Chairman
Joseph Pillart – Vice Chairman
Bob Goetz
Jim McChesney – Absent
Diane Pontoriero – Secretary

OTHERS PRESENT:

Jeff Walzer – Bldg & Code Enforcement Officer
Suzanne Owens – Recording Secretary

The meeting of the Planning Commission was called to order by Mr. Gaichas on September 15, 2008, at 7:00 p.m. There were six people in the audience.

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission Meeting of July 21, 2008. The motion was seconded by Mr. Pillart and approved by all. Mr. Goetz abstained, not being present at the meeting.

CORRESPONDENCE

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Arthur King – Harvest Valley Farms – Consideration of preliminary land development plans for the construction of a farm market on property situate at 403 Cunningham Road. Zoning District “RA” One-Acre Residential, Lot & Block No. 2190-H-111. Plans dated March 17, 2008, August 5, 2008 and August 25, 2008. Deemed approval date December 13, 2008.

Mr. Arthur King of Harvest Valley Farms presented a written response to Mr. Scott Shoup’s review letter dated September 10, 2008. It was confirmed by Mr. Walzer that Harvest Valley Farms successfully went in front of the Zoning Hearing Board for a special exception. Mr. King discussed the comments contained in Mr. Shoup’s review letter. The topics discussed included:

Item 1A – Drawing sheet A.1 shows round object on porch on front elevation view – Mr. King stated this is not a light fixture but an architectural symbol. Mr. Gaichas asked that it either be identified or removed.

Item 1B – Drawing sheet LP-1 notes 7 total metal shade lamps – Mr. King stated five of these fixtures will be recessed under the roof overhang of the porch and two will be attached at either end of the garage doors. Mr. Gaichas asked that the cut sheets be provided for the fixtures.

Item 1C – Proposed wall mount lights – Mr. Gaichas explained “full cutoff” to Mr. King and he said the fixtures can be changed out to be full cutoff and meet the requirement of Code Section 27-508.

Item 2 – Identify height of wood fence screening for dumpster – Mr. King stated the dumpster is approximately 48” in height and the wood fence screening would be about 6’. Mr. Gaichas also stated that it should look similar to the design and construction of the building.

Item 3 – Code Section 27-508.C items 1 through 11 – Mr. King stated that with regard to (1) Noise - there will be one standard window air conditioner as well as a condensing unit on south side of garage. He will check the cut sheets to be certain they each will emit less than 50 decibels. Heating and air conditioning unit between the two buildings will emit less than 50 decibels. (3) Glare/Lighting and (11) Waste Disposal have been addressed. (2) Smoke, (4) Odors, (5) Dust, (6) Sky Reflected Glare, (7) Radioactivity/Electrical Disturbance, (8) Vibration, (9) Flammable/Explosive Substances and (10) Outside Storage will not occur and therefore do not apply.

Items 4, 5 and 6 – Code Section 27-510.B, D and J landscaping – Mr. King said the architect told him these trees will remain. He also stated that they are considering planting additional trees. Mr. Gaichas said to make certain the architect puts the trees on the updated plan and also labels them. Ms. Pontoriero also suggested a table be put on the landscape plan that shows a summary of what is going to be planted - include a legend and a list so plants are easy to identify.

Item 7 – Code Section 27-511.A slopes – Mr. King said the only slope that is going to be disturbed is where the driveway is, which is less than 25%. Nonetheless, Mr. Gaichas stated the slopes should be identified on the site plan.

Item 8 – Width dimension of handicapped parking spaces – Mr. Gaichas said to be certain the dimensions of the handicapped parking spaces are identified.

Item 9 – Width of parking lot aisles – Mr. Gaichas said identify this on the plan.

Item 10 – Code Section 27-901 parking spaces – Mr. King said the proposed display area is 2280 sq.ft., and the second floor will be for storage. Mr. Gaichas stated to make sure the ratio is on the site plan (how much is storage and how much is retail).

Item 11 – Sewage holding tank – Mr. King said he did send his application in to the County for a sewage holding tank. A gentleman will be contacting him to schedule a time to come out to his property. Mr. King said once his property is sufficiently cleared he will put in his septic/sewage system, until then he will use the tanks. Mr. Walzer suggested Mr. King go with whatever he will be using for the end product, which would be a septic system.

Item 12 – Code Section 27-505.C(5)(c) – Transparency/window requirements – Mr. King stated one side of the building will be covered with tall refrigeration units which will not allow any space for windows. The other side, which is the bakery, will receive the afternoon sun and make it uncomfortable; therefore, no windows are planned for this side of the building. Mr. Gaichas suggested putting in faux or false windows. Mr. Goetz said he would need approximately 15-1/2 feet of false windows.

Item 13 – Zoning districts – The zoning classifications for the adjoining properties as well as for the development parcel need to be identified on the plans.

Item 14 – Storm sewers – Mr. King said he will consult with his excavator and have this taken care of.

Item 15 – Storm water detention pond – On drawing sheet ES-2 change the 1.33 feet to 1.33% grade.

Items 16, 17 and 18 – Mr. Walzer stated that the Planning Commission does not work on these items. Mr. King will need to deal directly with Shoup Engineering on the storm water plan.

General Discussion:

Mr. Goetz stated there is no indication on the plan that shows the size of the property. Is it not a requirement that the entire property be shown on the site plan?

Right of way on Route 8 needs to be shown on plan.

The 50' building line from the edge of the street right of way should be shown.

Parking lot grading seems to show most of the drainage going toward Cunningham Road. Mr. Goetz wanted to make certain this is being picked up and not dumped on Cunningham Road.

Mr. Goetz asked what the "staging area" is going to be used for. Mr. King did not know. Mr. Goetz asked what type of sign he is planning to have. Mr. King said he did not think about this yet but he would like a sign near the highway. Mr. Goetz suggested he show this on the plan at next month's Planning Commission meeting. He thinks he will be permitted a 40 sq.ft. maximum ground (monument) or wall mounted sign. Mr. Walzer stated that the sign must be 20' off the right-of-way line.

Mr. Pillart asked with regards to the peak of the roof where the glass window is located, will there be any type of lighting inside? Can the cupola be illuminated, being certain to use a down light? Mr. Gaichas said if there is lighting inside, try to have it turned off when store is closed.

Traffic Impact Fee – yet to be determined.

Sidewalks – Mr. Gaichas suggested a sidewalk be put in but it is not required.

Ms. Pontoriero made a motion to table the Arthur King Harvest Valley Farm land development plan for the farm market on 403 Cunningham Road. The motion was seconded by Mr. Goetz and approved by all.

OTHER BUSINESS

Mr. Goetz commented on the Grandview Crossings landscaping and the fact that he feels the Planning Commission needs to go back and take a look at the approval for Famous Footwear, Sonic and Applebee's. He seems to recall that the approved plans showed landscaping along Route 8 and it seems to just end after PNC Bank. Ms. Pontoriero said she thinks one tenant (either Sonic or Famous Footwear) used a different landscaper. It appears there was a lot of die out over the summer and it has not been replaced yet. Mr. Walzer said that Echo did landscape what was shown on the plans. He will contact Mr. Phil Bishop of Echo and have him contact Ms. Pontoriero to set up a site visit regarding the landscaping.

COMMENTS FROM THE FLOOR

Mr. Jim Werkmeister, a student at Slippery Rock University, attended the meeting to observe the Planning Commission. He thought it was very interesting to see how much involvement the community takes in planning, building, etc. He hopes to attend future meetings.

There being no further business, the meeting was adjourned at 8:10 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas, Chairman

Suzanne Owens, Recording Secretary

sro/

cc: Richland Township Board of Supervisors
Zoning Hearing Board