

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, OCTOBER 20, 2008**

MEMBERS

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

OTHERS PRESENT

Jeff Walzer – Building & Code Enforce. Officer
Suzanne Owens – Recording Secretary

The meeting of the Planning Commission was called to order by Mr. Gaichas on October 20, 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 September 15, 2008. The motion was seconded by Mr. Goetz and approved by all. Mr. McChesney abstained, not being present at the meeting.

CORRESPONDENCE

A letter, dated October 3, 2008, from Anthony Crankovic was entered into the record. The letter requested he not be included in the Planning Commission meeting this evening and that he is waiving the deemed approval time limit set by the Municipality Planning Code for the plan relating to Lot & Block No. 1663-R-00110 and the Custard Crossing Project dated September 23, 2008.

UNFINISHED BUSINESS

Matthew Yeschke/Aaron Mikec – Aaron Mikec Subdivision Plan Lot Add-on to Matthew J. Yeschke – Time limit ran out for recording purposes, Mylar needs to be resigned.

Mr. McChesney made a motion to reapprove the plan as a formality. The motion was seconded by Mr. Pillart and approved by all.

Arthur King – Harvest Valley Farms – Consideration of preliminary and final 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. Revised plans dated September 23, 2008 and September 29, 2008. Deemed approval date December 13, 2008.

Mr. Arthur King of Harvest Valley Farms presented the revised plans and discussed the comments contained in Mr. Scott Shoup’s review letters dated October 13 and October 16, 2008. The following items were discussed:

With regard to Item 3 in Shoup Engineering's October 16, 2008 letter Mr. King requested that in light of his profession as a farmer, he would like to be relieved of the financial security that must be posted for all required landscaping for a 5-year period. Mr. Gaichas stated that if this were granted, it would be granted by the Board of Supervisors.

The architect provided several cut sheets on lighting but would prefer to use 70-175 MH/HPS or item WLMRU18. It is an 18" wall sconce that has both up and down lighting. It is full cutoff. There is a pinhole in the top to let just a little bit of light up on to the building.

The windows on the bakery side of the building Mr. King is not certain how to address this. Mr. Gaichas reminded him that they do not have to be real windows and penetrate the wall.

Roof materials will be shingles on the top roof and then raised rib steel roofing on the rest of the roof.

Board-and-batten hemlock (12" board with a 1 x 2 batten) and the bottom 2 feet will be fieldstone.

Planned color for the roof is a green similar to hunter green with everything trimmed in maroon/barn red. The fieldstone will be a tan color and the board-and-batten will be a light cedar color with a light/natural brown stain.

It is planned to have a light in the cupola. Mr. Gaichas stated if a light were put there, it would be a down light for interior illumination only and it must be turned off when not open for business.

Mr. King mentioned that he is going to put a walk-in freezer outside of the garage and he is planning to put a fence around this freezer to enclose the area. Mr. Gaichas stated that he make certain to do something complimentary and aesthetically pleasing. Mr. King stated that it will be similar to the area around the dumpster.

Mr. King stated that someone from the County has been out and two sites were approved for a septic system. Therefore, there will be no sewage holding tanks.

Mr. Gaichas stated that Mr. King designate/label the farming area on the site plan. Mr. King was asked if he has given any more thought to a sign. He stated that with all of the required setbacks the sign will sit far back and will not be seen very well from the highway. He still wants to do a waterfall hopefully underneath the sign but it depends on how much the bank is sloped.

Traffic Impact Fee of nine (9) trips will be \$11,160.

A member of the audience, Patricia Wurgler of 102 Applewood Drive, questioned if this area is residential, how did it become commercial? Mr. Gaichas explained that based on the new zoning ordinance and this particular use, this is permitted as part of a small farm. Mr. King had to go in front of the Zoning Hearing Board. The Zoning Hearing Board approved the particular use and it is now in front of the Planning Commission to approve the site plan based on that specific approval for that specific use.

Mr. Gaichas stated that there being no further questions, it appears that all items have been discussed: lighting cut sheets, make a memo submission with regard to interior lighting in the cupola, farming area designated, widening ADA parking space and Traffic Impact Fee.

Ms. Pontoriero made a motion for preliminary and final land development plans for the construction of a farm market on property situate 403 Cunningham Road for the Harvest Valley Farm with the following conditions:

Lighting in the cupola area be interior only and turned off at closing of the store.
Designate the farming area on the site plan.
Handicapped space is corrected to show the proper 13.5 feet.
Transportation Impact Fee of nine (9) trips is \$11,160.
Letters from Shoup Engineering (dated October 13 and October 16, 2008) be met, including the location of the spillway on the plan.

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

NEW BUSINESS

Max F. Rosarius – New Garage Structure – Consideration of preliminary land development plans for the construction of a masonry truck garage on property situate at Kramer and North Pioneer Roads. Zoning District “M” Light Industry Manufacturing, Lot & Block No. 1355-A-181. Plans dated September 29, 2008. Deemed approval date January 17, 2009.

Mr. Anthony Dorsch, architect working for Max Rosarius, presented the plans and discussed the following comments contained in Mr. Scott Shoup’s review letter dated October 14, 2008:

Item 1 – Materials to be used for construction – To meet the Township ordinance, he must use split-faced block not concrete block. Mr. Dorsch presented an inventory of building materials of the surrounding buildings and it was determined that he could use standard concrete blocks.
Item 2 – Proposed height of building – Mr. Dorsch stated they would require approximately 29 feet for the building height; 30 feet would be the maximum.
Item 3 – Catalog cut of exterior lighting – This was provided to Mr. Shoup. It is a hooded down light fixture.
Item 4 – Sanitary sewer and water service lines – Mr. Dorsch stated they are in the street and can be shown on the plans. This will be clarified with Mr. Shoup.

Item 5 – Review building façade – Mr. Dorsch described awnings are to give a little depth to appearance of building; it is basically a split-faced block that is painted. Mr. Gaichas touched upon information in Section 27-505C(5)(d) where it references a distinction between a ground floor and second floor, and also variations of horizontal and vertical breaks which are listed as items [1] through [14] under (d)iii. He suggested continue with blocks in different colors as shown on drawing or possibly a combination of different color blocks and painting to create the band. Show details on site plan with regard to block and color, label elevations, surface material and variations of materials. It was also suggested to show all four sides of the building.

Item 6 – Performance standards of Code Section 27-508 – Mr. Walzer stated that an affidavit must be written by Mr. Dorsch's client saying that he reviewed everything in the section and agrees to adhere to the standards.

Item 7 – Required buffer yard C – Ms. Pontoriero suggested to add a table that shows the common and scientific names of the plants to be put in, number of specific trees and the sizes. She also suggested going with pachysandra rather than ivy, and Chinese holly rather than the boxwood, which tends to winter burn.

Item 8 – Addition to required buffer yard plantings – Six additional trees are required.

Item 9 – Additional planting – There is one more tree required with regard to the number of parking spaces.

Item 10 – Notation on financial security that must be posted for all required landscaping for a five-year period.

Item 11 – Required 15-foot wide planting area – Mr. Goetz stated there is concern with regard to this item. The interpretation is unclear and Mr. Gaichas suggested Mr. Dorsch meet with the Township staff to clarify this prior to proceeding. The question is whether the buffer yard needs to be 10 or 15 feet depending on how Section 27-509J is interpreted. Mr. Walzer will phone Carolyn Yagle for further clarification - was the intent to augment or supplant the requirement for the buffer yard?

General Comments:

Mr. Goetz mentioned that Section 27-901D requires a 14 feet wide by 60 feet long by 15 feet vertical clearance loading space, which is not shown on the plan. He was questioning where this would be provided. This item is covered clearly in 27-901D(2) as far as maneuvering space for loading/unloading. Mr. Dorsch stated he will get turning radius information on the largest delivery truck that will be utilized. Mr. Walzer will check with Carolyn on this issue as well. Mr. Gaichas suggested that Mr. Dorsch meet with the Township staff to see if this is viable within the confines of the ordinance once clarified.

It was also suggested that consideration be given to waiving the deemed approval date of January 17, 2009 or at least discuss this with Mr. Walzer.

Ms. Pontoriero made a motion to table the preliminary land development plans for the construction of a masonry truck garage on property situate at Kramer and North Pioneer Roads, Zoning District "M" Light Industry Manufacturing, Lot & Block No. 1355-A-181, based on the fact that there are numerous issues still to be resolved from the October 14, 2008 Shoup Engineering letter. The motion was seconded by Mr. Goetz and approved by all.

OTHER BUSINESS

Mr. McChesney spoke about the six foot wide asphalt sidewalk from Eden Hall Upper Elementary to the intersection at Meridian Road where there is pedestrian crossing. Could there be the same type of sidewalk running along Bakerstown Road to Richland Elementary School? Mr. Gaichas stated that the challenge is there is no site plan up for approval; however, he thinks the Planning Commission could request that the school district put one in. Mr. Pillart said this was brought up at the original meeting and it was stated that no one would be crossing between schools.

Mr. Pillart asked how everyone liked the new Kohl's and if there were any problems/comments on traffic flow. Mr. Gaichas stated he thought, as part of the approval, there was to be a directional sign as you come straight in that said "Kohl's" and then an arrow pointing to the left. Mr. Goetz stated not all the signs are up and that he has made Zamagias aware of this. Mr. Walzer will check on the status of this.

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

Approved by,

Respectfully submitted,

Tim Gaichas, Chairman

Suzanne Owens, Recording Secretary

sro/

cc: Richland Township Board of Supervisors
Zoning Hearing Board