

**RICHLAND TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, NOVEMBER 16, 2009**

**MEMBERS**

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

**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 November 16, 2009 at 7:30 p.m. There were 10 people in the audience.

**APPROVAL OF MINUTES**

Ms. Pontoriero made a motion to approve minutes from the Planning Commission Meeting of October 19, 2009 - with one minor correction of deleting a phrase that was repeated under the Approval of Minutes. The motion was seconded by Mr. Goetz and approved by all.

**CORRESPONDENCE**

None.

**UNFINISHED BUSINESS**

Dr. Joseph Pettinato – Consideration of preliminary and final land development plans for the remodeling of an office building, reconfiguration of parking lot and a 24'-8" x 16' one-story rear addition located in the Orchard Park Plan of Lots PBV 43, Page 37, Lots No. 101R and 102. Properties situate at Route 8, Zoning District "NC" Neighborhood Commercial, Lot & Block No. 1506-F-54 and 5476 William Flynn Highway, Zoning District "NC" Neighborhood Commercial, Lot & Block No. 1506-F-46. Revised plans dated October 29, 2009. Deemed approval date January 16, 2010.

Mr. John Schleicher of Gibson-Thomas Engineering Company presented the revised plans for Dr. Pettinato's office building. He then discussed the comments contained in Mr. Scott Shoup's review letter dated November 11, 2009. Items discussed were as follows:

- 1) Development is proposed on two separate parcels – Mr. Schleicher stated that Mr. Shoup had a conversation with the Township Solicitor and he recommended either a lot consolidation plan be recorded or an easement be granted for access from the main building lot for the portion of parking and loading. There is also a question of some right-of-way dedication; therefore, Mr. Shoup's recommendation is to record a lot consolidation plan once the road right-of-way design gets finalized and everything is worked out between the Township and Dr. Pettinato. Timing wise Mr. Schleicher said it would make more sense for Dr. Pettinato to grant an easement to himself.
- 2) Items required prior to development of the site:
  - a. Traffic impact fee.
  - b. Financial security for landscaping.
  - c. Execution of Stormwater Management Agreement.

Mr. Walzer questioned whether or not anyone from the Planning Commission drove by and took a look at the site regarding the landscaping/bufferyards. According to the ordinance, no buffer would be required if the existing wood line is comparable to what the Planning Commission thinks the buffer is suppose to be. Mr. Schleicher stated the recommendations of the Planning Commission were incorporated into the landscaping plan.

Ms. Pontoriero asked if any part of the site is proposed to be grass. In particular, she was inquiring on what will be underneath the trees. Mr. Schleicher said there will be a wildflower mix that is no maintenance and will not need mowing. There is existing lawn in the rear portion that will be maintained. Ms. Pontoriero recommended removing the existing locust trees in the back and replacing them with either ash or maple. She also recommended putting something else in place of the shellbark hickory because it drops leaves and nuts and will cause a mess in the parking area.

There was some discussion regarding the right-of-way Penn Dot established and what is shown on the drawings. Mr. Schleicher said he would double check the right-of-way. Also, Mr. Goetz mentioned getting a Highway Occupancy Permit from Penn Dot for the removal of a driveway within the right-of-way.

Mr. Pillart made a motion to grant preliminary and final plan approval to the Supervisors for the Pettinato Office Building, plans dated October 29, 2009, with the following conditions to be satisfied:

- 1) The fact that there are two separate parcels, either a lot consolidation plan is recorded once the road right-of-way issue design gets finalized or an easement created and written prior to approval.
- 2) Determine if bufferyard is satisfactory as it exists.
- 3) Provide proper inventory of plants that could be verified in the future.
- 4) Financial security for required landscaping in the amount of 110% of costs for a period of 5 years in accordance with Code Section 27-510.C.
- 5) Payment of Transportation Impact Fee in the amount of \$8,420.
- 6) Highway Occupancy Permit (HOP) application is to be submitted to Penn Dot prior to proceeding to the Board of Supervisor's. The HOP is to be issued prior to removing the driveway.

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

### **NEW BUSINESS**

Marathon Partners, L.P. – Consideration of revised final subdivision plans for Phase 3 of an approved PRD Plan in Parkview Estates. Properties situate in Zoning District “PRD” Planned Residential Unit Development within a “RA” One Acre Residential district. Plans dated October 2009. Deemed approval date February 13, 2010.

Mr. John Schleicher of Gibson-Thomas Engineering Company presented the plans for Phase 3 of the Parkview Estates Plan. Plan is adjacent to Richland Park on the south side and West Deer Township on the east side. Phase 3 is 19.5 acres in size and will have 37 single family lots along with a clubhouse and park area. Mr. Gaichas asked if he received Mr. Scott Shoup’s review letter dated November 11, 2009. He said yes and that they had a brief discussion regarding the letter – they glossed over the first 12 comments, which are mainly drafting items. Mr. Schleicher discussed the comments contained in the review letter as follows:

- 1) Labels for “Parcel 4-5” and “Tax Parcel 2191-B-117” should be updated to reflect current parcel identification – Mr. Schleicher stated that this is area that was actually deeded to the Township for the park.
- 2) What the distance “(204.84)” on Lot 302 represents – this represents a measurement to an easement.
- 3) Temporary cul-de-sac and temporary easement be provided at the end of Estates Drive – they will pave an additional portion of the future road and provide a turnaround for vehicle traffic.
- 4) Recording plans should note that Parcel A and Parcel B are open space parcels – additional notes will be placed on the plans.
- 5) Width of top of stormwater detention facility embankment should be provided – this will be documented.
- 6) Swales should be provided on Parcel A north and south of LD106 – will add some swales to be sure and direct all stormwater runoff.
- 7) Provide note on drawing sheet CP-2 and CP-3 that all sanitary sewer pipe not labeled as SDR 21 shall be SDR 35 – this will be noted.
- 8) Sanitary sewer profiles on drawing sheet CP-3 should identify pipe between manholes 105, 106 and 107 – this will be noted.
- 9) Sidewalk detail on drawing sheet CP-4 should be revised to reflect the proposed development – this will be noted, it was the same details as Phase 2.

- 10) PVC pipe bedding detail on drawing sheet CP-4 should include note – a note will be added for clarification stating “all backfill above the embedment zone shall be compacted PADOT No. 2A, if under a road cart way.”
- 11) Manhole cover detail on drawing sheet CP-4 should be revised to include the lid lettering – a note will be added for clarification stating either “Richland Sanitary” or “Storm Sewer.”
- 12) Construction drawings from Stormwater Management Plan should be incorporated onto project drawing sheets – this is not a problem, Mr. Schleicher said he has a narrative form of a Stormwater Management Plan.
- 13) Plans for the waterline from Windmill Court (Phase II) through the Township Park should be provided to the Township – this currently is being handled.
- 14) Copy of the sanitary sewer easement agreement for off-site sewer should be provided to the Township – will provide appropriate construction documents.
- 15) Pennsylvania DEP Sewage Facilities Planning Module Exemption Form along with associated documents should be submitted – this currently is being handled.
- 16) NPD Elimination System General Permit be secured – this permit was recently renewed.

A few other comments and questions were addressed as follows:

- Ms. Pontoriero asked if any of the lot sizes changed from the original plan. Mr. Schleicher said yes, they have changed slightly, but nothing major.
- Mr. Gaichas asked if there is any change in dwellings. Mr. Schleicher said there is a difference; the original Phase 3 was proposed for 38 dwelling units and now they are proposing 37. Actually, Phase 4 will pick up the lot that is subtracted from this phase.

Mr. Pillart made a motion to table the Phase 3 of Parkview Estates. The motion was seconded by Mr. McChesney and approved by all.

#### **OTHER BUSINESS**

There was some discussion regarding the Comprehensive Recreation and Open Space Plan meeting that was held prior to the Planning Commission meeting. Ms. Pontoriero asked Ms. Donna Snyder if there was anything brought up regarding an idea that a supervisor had for a trail system through the Township. She said no – the first meeting was just a preliminary type of meeting on what the entire process is going to be and what they are trying to achieve.

Mr. Pillart asked if we have wireless in the building so he could utilize his laptop or would he have to be hard wired. It would be nice to be able to bring maps up to view property or perhaps view the ordinances online. Mr. Walzer said he was not certain but would check on it. Mr. Pillart also commented that he feels the televisions in the public meeting room are up too high and suggested they be moved down.

Mr. Gaichas suggested for 2010 the Planning Commission request people submit plans electronically (with a few on paper for files) so they can be shown on the large screen in the public meeting room.

**COMMENTS FROM THE FLOOR**

Mrs. Annette Robinson commented that at the Comprehensive Open Space and Recreation Plan meeting held on November 12, Mr. Bastianini did say that it was not outside the realm of possibility that the various properties the Township owns could be linked. The piece that runs behind Orchard Park is very long and butts up against the parcel on Community Center Drive. The problem is how to get across Route 8 but once you get across there you get to the property around Grandview Crossings and then the Swim Club.

Mr. McChesney said even if something like a six foot bike lane could be put along Meridian Road you could get kids to the school, the library, the park, etc.

Mr. Walzer commented that if there is consideration on designing bike trails/lanes, one thing to consider is the new stormwater ordinance that was brought in as of January 1, which states that the creeks are to be left with a 50 foot buffer.

There being no further business, the meeting was adjourned at 8:30 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas, Chairman

Suzanne Owens, Recording Secretary

sro/

cc: Richland Township Board of Supervisors  
Zoning Hearing Board