

**RICHLAND TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, DECEMBER 17, 2007**

MEMBERS:

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

OTHERS PRESENT:

Dean Bastianini – Township Secretary  
Suzanne Owens – Recording Secretary  
Phil Bishop – Echo Real Estate  
Members of the audience – 1

The meeting of the Planning Commission was called to order by Mr. Gaichas on December 17, 2007 at 7:00 p.m.

Mr. Goetz made a motion to approve minutes from Planning Commission Meeting of November 19, 2007. The motion was moved and seconded by Ms. Pontoriero and approved by all.

CORRESPONDENCE

The members reviewed a series of letters pertaining to the non-compliant items at the Grandview Crossings retail center. Mr. Bishop explained that the lights had been turned off and that the required light shields and dumpster enclosures will be completed the week of December 17, 2007.

UNFINISHED BUSINESS

Echo Richland Associates – Texas Roadhouse Restaurant – Preliminary land development plans. Deemed approval date February 21, 2008.

The Commission acknowledged a letter, dated December 3, 2007, from Joseph Tassone, Echo Real Estate, asking to table the plans. Mr. Pillart made a motion to table the plans. The motion was moved and seconded by Mr. McChesney and approved by all.

Echo Richland Associates – Famous Footwear – Consideration of preliminary land development plans to construct a retail store on Lot #7, Grandview Crossings Plan. Revised plans dated November 26, 2007. Deemed approval date February 17, 2008.

Mr. Phil Bishop, Echo Real Estate, presented the plans. He led the Commission through a discussion of his responses to Mr. Scott Shoup's review letter dated December 4, 2007, and discussed the changes which were made as a result of the comments from the last Planning Commission meeting.

The most significant changes involved; 1) shifting the building footprint northward, 2) realignment of the entrance drive with the access to Lowe's, 3) increased landscaping by 13%, 4) relocation of the dumpster, 5) revision of the lighting plan to comply with Township regulations.

Mr. Bishop also agreed to comply with the Planning Commission's request that all lights, with the exception of security lighting, would be turned off within a reasonable time after the close of business. Further discussions ensued regarding the type of vegetation to be planted between

Famous Footwear and PNC Bank, landscaping along Route 8, signage, interior lighting and handicap crossings and sidewalks.

At the conclusion of the discussion Mr. Goetz made a motion to recommend preliminary approval of the Famous Footwear plans contingent on the following:

Compliance with all of the items contained in Mr. Scott Shoup's review letter.

Compliance with the Township's lighting regulations.

Installation of taller plants along the northern façade.

Redesign painted crosswalk, eliminate island and improve access for handicap ramp.

Confirmation that interior lighting will not create glare or nuisances to adjoining properties.

Payment of the Transportation Impact Fee in the amount of \$22,500.

Approval of a waiver to the Township's minimum parking regulations.

The building materials for the exterior façade, including the dumpster, shall be compatible with those of the Target and retail center.

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

#### NEW BUSINESS

Richland Properties, L.P. – Grandview Estates North, Phase 3R – Consideration of revised plans adjusting road right-of-ways adjacent to Lots 301, 302, 303, 320, 327, 350, 351, and 352. Plans dated December 3, 2007. Deemed approval date March 16, 2008.

Mr. Gaichas stated since no one was present to explain the drawings, the plans should be tabled until the next meeting. Ms. Pontoriero made a motion to table the plans. The motion was moved and seconded by Mr. McChesney and approved by all.

#### OTHER BUSINESS

Status of the Get-Go canopy illumination.

Ms. Pontoriero noted that the Get-Go canopy lighting had increased. Mr. Bastianini stated that the owners felt that the premises were too dark and that more lighting was necessary to increase sales. The only portion of the canopy not illuminated was the southern façade closest to Grandview Drive. Mr. Gaichas recommended that in order to conclude the matter the Board of Supervisors should make a final determination on the amount of canopy lighting which is acceptable. Mr. Bastianini said that the owners have indicated that they may want to install additional lights in the future.

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There being no further business, the meeting was adjourned at 8:40 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas, Chairman

Suzanne Owens, Recording Secretary

sro/deb

cc: Richland Township Board of Supervisors  
Zoning Hearing Board