

**RICHLAND TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, MAY 21, 2018**

**MEMBERS**

Tim Gaichas – Chairman  
Diane Pontoriero – V. Chairman  
Robert Goetz – Secretary  
Jim McChesney  
Joseph Pillart

**OTHERS PRESENT**

Jeff Walzer - Bldg/Code Enforce. Off.  
Grace Portuesi – Recording Secretary

The meeting of the Planning Commission was called to order at 7:05 pm by Mr. Walzer. There were four (4) people in the audience.

**RE – ORGANIZATION OF PLANNING COMMISSION FOR 2018**

Mr. Walzer asked for a motion to elect a Chairman of the Planning Commission. Mr. Pillart made a motion to elect Mr. Gaichas as Chairman. The motion was seconded by Ms. Pontoriero and was approved by all.

Mr. Goetz made a motion to elect Ms. Pontoriero as Vice Chairman of the Planning Commission. The motion was seconded by Mr. McChesney and was approved by all.

Mr. Pillart made a motion to elect Mr. Goetz as Secretary of the Planning Commission. The motion was seconded by Ms. Pontoriero and was approved by all.

Ms. Pontoriero made a motion to establish a date and time of the Planning Commission meetings for the third Monday of each month at 7:00 pm., with the exception of the first meeting in January 2019 which will be held on January 14, 2019 due to the conflict with Martin Luther King Day. Mr. Pillart seconded the motion and was approved by all.

**APPROVAL OF MINUTES**

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of November 20, 2017. The motion was seconded by Mr. Goetz and it was approved by all except Mr. McChesney who was absent from the November meeting and abstained.

**CORRESPONDENCE**

Letter dated January 3, 2018 addressed to Mr. McChesney acknowledging reappointment to the Planning Commission for a term of four years.

**NEW BUSINESS**

**PIONEER MOVERS, INC.** – Consideration of a lot line revision for Lot & Block No. 1355-A-157 and 1355-A-157, property situate 5317 Pioneer Rd and Lot & Block No. 1355-A-182, 2012 Kramer Rd., Gibsonia, PA. Zoning District “M” Light Industry/Manufacturing. UG/RTMA Lot Line Plan dated March 26, 2018. Deemed approval date August 19, 2018.

Mr. Gaichas entered into the record: the application dated April 3, 2018, letter dated April 9, 2018, to Allegheny County Department of Economic Development, response letter dated April 30, 2018, from Allegheny County Department of Economic Development, and review letter dated April 2, 2018, from Shoup Engineering.

Anthony R. Sosso, Jr., Esquire presented the plan. A revised plan, dated May 8, 2018, was given to the Planning Commission members at the meeting, showing the three (3) items mentioned in Shoup Engineering's letter as being addressed.

Ms. Pontoriero made a motion to grant Preliminary and Final Approval of UG/RTMA Lot Line Plan contingent upon items in Shoup engineering's letter dated April 2, 2018 addressed on revised plan, dated May 8, 2018. Mr. McChesney seconded the motion and it was approved by all.

**HOWARD ALBERTH** - Consideration of a lot line revision plan for property situate, Lot & Block No. 1664-M-139, property situate 4007 Ewalt Rd. and Lot & Block No. 1664-M-120, vacant land on Hardt Dr., Gibsonia, PA. Zoning District "RA" One-Acre Residential. Plan dated April 26, 2018. Deemed approval date August 19, 2018.

Mr. Gaichas entered into the record: the application, dated April 30, 2018, letter dated April 30, 2018, to Allegheny County Department of Economic Development, letter dated May 8, 2018 from Charles Means, Esquire, and review letter dated May 16, 2018 from Shoup Engineering, an application to the Zoning Hearing Board for variance, and letter dated May 16, 2018, from Graff Surveying, LLC., in response to Shoup Engineering's review letter. Revised plans with revision dates of April 30, 2018, May 9, 2018, and May 16, 2018 were provided.

Mr. Howard Alberth presented the plan. A letter requesting the deemed approval date of August 19, 2018 be waived until August 31, 2018 was also presented.

Ms. Pontoriero made a motion to table the Preliminary Plan pending approval of the Zoning Hearing Board, a letter of satisfaction from Shoup Engineering verifying that all identified issues have been addressed, and waiver letter extending deemed approval date to August 31, 2018. Mr. Pillart seconded the motion and it was approved by all.

**COMMENTS FROM THE BOARD**

The Planning Commission congratulated Mr. Walzer on his upcoming retirement.

There being no further business, the meeting was adjourned at 7:45 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors  
Zoning Hearing Board