

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, JUNE 18, 2018**

MEMBERS

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

OTHERS PRESENT

Scott Shoup – Zoning Officer
Grace Portuesi – Recording Secretary

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

APPROVAL OF MINUTES

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of May 21, 2018. The motion was seconded by Mr. Pillart and it was approved by all.

UNFINISHED BUSINESS

HOWARD ALBERTH - Consideration of a lot line revision plan for property situate, Lot & Block No. 1664-M-139, 4007 Ewalt Rd. (with an existing residential structure), and Lot & Block No. 1664-M-120, (vacant land) located on Hardt Dr. Zoning District "RA" One-Acre Residential. Plan last revised May 31, 2018. Letter dated May 21, 2018 waiving deemed approval date to August 31, 2018.

Mr. Gaichas entered into the record: the application, dated April 30, 2018, letter dated May 21, 2018 requesting the deemed approval date of August 19, 2018 be waived until August 31, 2018, letter dated April 30, 2018, to Allegheny County Department of Economic Development and response letter dated May 22, 2018, and review letters dated June 6 and 7, 2018 from Shoup Engineering.

Mr. Alberth represented himself at the meeting.

Mr. McChesney made a motion to table the Preliminary Plan pending approval of the Zoning Hearing Board, letter of satisfaction from Shoup Engineering verifying that all identified issues have been addressed, waiver letter extending deemed approval date to August 31, 2018, a support letter for sewage capacity from Hampton Township, and a sanitary sewer line extension agreement with Richland Township. Mr. Pillart seconded the motion and it was approved by all.

NEW BUSINESS

RICHLAND TOWNSHIP MUNICIPAL AUTHORITY (RTMAAC) – Consideration of Preliminary Land Development plan to construct a garage addition to the existing Authority's building and site improvements related to the addition, such as new outdoor storage structure, fencing, paving and lawn areas. Lot & Block No. 1355-A-182, 2012 Kramer Road. Zoning District "M" Light Industry/Manufacturing. Plan dated May 24 and 25, 2018.

Mr. Gaichas entered into the record: the application dated May 23, 2018, letter dated May 29, 2018, to Allegheny County Department of Economic Development, letter dated June 7, 2018 from Shoup Engineering, Transportation Impact Fee Calculation of \$0.00, and response letter from KLH Engineers, Inc. dated June 14, 2018, commenting on Shoup Engineering's letter.

Veronica Bennett, of KLH Engineers, Inc., David McLean, McLean Architects, presented the plan. Michael Funk, RTMAAC, was also in attendance. A revised plan, dated June 15, 2018, was discussed.

Mr. McLean presented an overview of the project, consisting of the addition's use, lighting, including five (5) exterior building fixtures, storage facility secured with a fence and gate, dumpster enclosure, fencing, elevation, building materials to match the existing building, required sidewalks, promoting infiltration and water quality for sheet flow from the paved areas, logo to be added to the façade of the addition, window transparency, and parking.

Ms. Bennett presented the proposed soil amendment procedure to be used through the lawn areas, promoting infiltration and water quality for sheet flow from the paved areas. A discussion ensued regarding the type of plantings to be used.

Mr. Pillart made a motion to table the Preliminary Land Development plan with the following conditions: sidewalks to be added to the plan, a maintenance plan for the proposed soil/stormwater management facility, a complete landscaping plan, including a list of plantings to be used in the soil/stormwater areas, and approval of variance from the Zoning Hearing Board. Ms. Pontoriero seconded the motion and it was approved by all.

A short recess was taken at 7:45 pm. The meeting commenced at 7:50 pm.

CAMILLE HOLDINGS, LLC, American Natural Retail OH, LLC, operating on behalf of CEVSD - Consideration of Preliminary Land Development plan to erect a convenience store, including gas and/or energy recharge station. Lot & Block No. 1832-L-1, located at 4100 Grandview Drive, (southeast corner of the intersection of Grandview Drive and Route 8) Gibsonia, PA. Zoning District "CC" Community Commercial. Plan latest revised May 26, 2018. Deemed approval date September 16, 2018.

Mr. Gaichas entered into the record: the application dated April 29, 2018, letter dated May 29, 2018, to Allegheny County Department of Economic Development, Transportation Impact Fee Calculation of \$164,862.00 along with a review letter from Trans Associates dated June 13, 2018, comment letter dated June 11, 2018, from Shoup Engineering, and a purchase and sale agreement between Century Properties Gibsonia, LLC and Cleopatra Resources LLC.

George Haberman, Civil & Environmental Consultants, Inc. (CEC) presented the proposed plan. He explained that a request for a variance has been submitted to the Zoning Hearing Board regarding a side yard buffer.

Items discussed: lighting, required sidewalks, detention pond ownership and future maintenance, parking, landscaping, lighting, no illumination on canopy, fencing, small area of outside seating, and square footage of signage including any wording on canvas awnings.

Ms. Pontoriero made a motion to table the Preliminary Land Development plan. Mr. Goetz seconded the motion and it was approved by all.

FED EX FREIGHT, (American Freightways, Inc.) – Consideration of Preliminary Land Development plan to erect an addition. Lot & Block No. 1505-S-60, located at 2081 Kramer Road, Gibsonia, PA. Zoning District Zoning District “M” Light Industry/Manufacturing. Latest revision plan dated May 18, 2018. Deemed approval date September 16, 2018.

Fed Ex Freight did not have representation at the meeting. A letter requesting an extension of the deemed approval date may be needed.

Mr. Goetz made a motion to table the plan due to absence of representation. Ms. Pontoriero seconded the motion and it was approved by all.

COMMENTS FROM THE BOARD

The Planning Commission members requested Zoning Ordinance books for each member to use at the meetings.

There being no further business, the meeting was adjourned at 8:25 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board