

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, JULY 16, 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 7:10 pm by Mr. Gaichas. There were eight (8) people in the audience.

APPROVAL OF MINUTES

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of June 18, 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, and review letter, dated July 12, 2018, from Shoup Engineering.

Mr. Alberth represented himself at the meeting. Mr. Shoup reported that the Zoning Hearing Board had approved the two (2) variance requests concerning the plan at the June 19, 2018 hearing. The variances concern the set back of an existing shed on Lot 1 and the area of Lot 2.

Mr. Goetz made a motion to approve the Preliminary and Final Plan pending a letter of satisfaction from Shoup Engineering verifying that all identified issues have been addressed, including a DEP sewage planning module which must be approved, and a sanitary sewerline extension agreement must be entered into with Richland Township. Mr. Pillart seconded the motion and it was approved by all.

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 last revised June 25, 2018. Deemed approval date September 16, 2018.

Mr. Gaichas entered into the record: the application dated May 23, 2018, Transportation Impact Fee Calculation of \$0.00, response letter dated June 14, 2018 from KLH Engineers, Inc., response letter dated June 25, 2018 from KLH Engineers, Inc. and letter dated July 10, 2018 from Shoup Engineering.

Mr. Shoup reviewed the variance request, held on June 17, 2018, at the Zoning Hearing Board meeting. Requested was relief of all remaining bufferyards on all sides of the property. Granted was partial relief to eliminate part of the bufferyard on the northern property line, all other requests for variance were denied..

Veronica Bennett, of KLH Engineers, Inc., David McLean, McLean Architects, presented the plan. Michael Funk, and Scott Trzeciak of RTMAAC, were also in attendance.

A revised plan, dated June 25, 2018, was discussed. Items revised were: the maintenance plan for the proposed soil/stormwater management facility, revised landscaping plan, height of the proposed fence to be 6 ft., sidewalks, bufferyard on northern portion of the property line and the location of the driveway.

Mr. Shoup verified that the proposed soil/stormwater management facility meets the Township's Ordinance.

The lot line and the location of the driveway as it appears on the plan, are based on the fact that a recent lot line modification took place with the neighbor on the east side. The property line was modified to outline the driveway, resulting in minimal space. The Planning Commission proposed since bufferyard C is a requirement, and the Zoning Hearing Board did not give relief of that portion, an agreement could be made between the neighbor and RTMAAC, to allow RTMAAC to plant/maintain that area.

Mr. Pillart made a motion to table the Preliminary Land Development plan with the following condition: a letter of agreement between RTMAAC and Ultimate Granite (neighbor on east side) regarding the required 10 ft. bufferyard on the adjacent property, and a letter of satisfaction from Shoup Engineering verifying that all identified issues have been addressed. Mr. McChesney seconded the motion and it was approved by all.

CAMILLE HOLDINGS, LLC - 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 last revised June 22, 2018. Deemed approval date September 16, 2018.

Mr. Gaichas entered into the record: the application dated April 29, 2018, letter dated April 26, 2018, from Richland Township Municipal Authority, response letter dated June 18, 2018, from Allegheny County Department of Economic Development, letter dated June 22, 2018 from, Civil & Environmental Consultants, Inc., letter dated July 11, 2018, from Shoup Engineering, revised Transportation Impact Fee Calculation of \$141,858.00, and neighboring building material inventory.

George Haberman, Civil & Environmental Consultants, Inc. (CEC) presented the proposed plan. Also in attendance, Jonathan M Kamin, Esquire and Andrea Feinstein, American Natural.

Mr. Haberman explained the request for a variance before the Zoning Hearing Board regarding a variable width reduction of the 25 ft. wide bufferyard along a portion of the property's eastern property line.

Items discussed: adjoining property owners, pond agreement in process, lighting, dumpster enclosure/fencing materials, bollards, loading area and parking, landscape plan and size of trees along Route 8, and ADA ramp.

Ms. Pontoriero made a motion to table the Preliminary Land Development plan pending approval of the Zoning Hearing Board. The Planning Commission requested samples of the building materials which will be used. 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. Plan last revised dated May 18, 2018. Deemed approval date September 16, 2018.

Fed Ex Freight did not have representation at the meeting. If the applicant desires to continue with the proposed plan, a letter requesting an extension of the deemed approval date will be needed. If the applicant does not desire to continue at this time, but at a future date, a new application and additional application fees will be necessary.

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

There being no further business, the meeting was adjourned at 7:55 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board