

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, AUGUST 20, 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 July 16, 2018. The motion was seconded by Mr. Pillart and it was approved by all.

UNFINISHED 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 last revised June 25, 2018. Applicant waived deemed approval date of September 16, 2018 to September 19, 2018.

Mr. Gaichas entered into the record: a) the application dated May 23, 2018, b) letter dated August 15, 2018 from KLH Engineers, Inc., request of deemed approval waiver date to September 19, 2018, and c) Mutual Bufferyard Easement Agreement dated August 13, 2018.

Veronica Bennett, of KLH Engineers, Inc., and Slade Miller, Auld, Miller Attorneys at Law, presented the plan. Michael Funk, and Scott Trzeciak of RTMAAC, were also in attendance. Discussion ensued regarding a plan showing the bufferyard which had previously been reviewed by Shoup Engineering, and the landscaping plan.

Ms. Pontoriero made a motion to grant Preliminary and Final Approval of Land Development with the following conditions: no Transportation Impact Fee, all plans submitted to the Board of Supervisors are to be submitted as full plans, the landscape plan will include total number of trees and shrubs to be planted including all trees and hedges (forsythia and boxwood) in the buffer yards, and a letter of satisfaction from Shoup Engineering. Mr. Goetz 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 July 26, 2018. Applicant waived deemed approval date of September 16, 2018 to October 31, 2018.

Mr. Gaichas entered into the record: a) the application dated April 29, 2018, b) letter dated July 23, 2018 from Trans Associates, c) response letter dated July 26, 2018 from Civil & Environmental Consultants, Inc., d) letter dated August 15, 2018 from Civil & Environmental Consultants, Inc., request of deemed approval waiver date to October 31, 2018, and e) review letter dated August 16, 2018, from Shoup Engineering.

George Haberman, Civil & Environmental Consultants, Inc. (CEC), Andrea Feinstein, American Natural, and Ryan Wotus, Esquire, Goldberg Kamin & Garvin, LLP, presented the proposed plan.

American Natural will appear before the Zoning Hearing Board on August 21, 2018 regarding a request for variance for bufferyard.

Items discussed were: lighting requirements and dumpster enclosure/fencing materials. A photo of the American Natural, Harmarville, PA was presented, as well as samples of materials/colors for the proposed building and dumpster enclosure. The Planning Commission asked for additional samples to be presented at the next meeting.

Mr. Pillart made a motion to table the Preliminary Land Development plan pending approval of the Zoning Hearing Board. The Planning Commission requested: additional samples of materials to be used on the building and dumpster enclosure to meet the Township Ordinance, a new full set of plans, and a letter of satisfaction from Shoup Engineering. Ms. Pontoriero 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. Applicant waived deemed approval date of September 16, 2018 to November 30, 2018.

Fed Ex Freight did not have representation at the meeting. An email dated August 15, 2018 from Bill Thomas, AIA Architect, request of deemed approval waiver date to November 30, 2018.

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

NEW BUSINESS

H. Alberth Plan of Lots Sewerline Extension Planning Module Component 4A-Approval of Sewage Facilities Planning Module Component 4A.

Ms. Pontoriero made a motion to recommend approval of the Sewage Facilities Planning Module Component 4A for H. Alberth Plan of Lots Sewerline Extension. The motion was unanimously approved by all.

COMMENTS FROM THE BOARD

Mr. McChesney questioned Sewerline Extension Planning modules.

Mr. Goetz asked about the status of Traditions of America (former site of Pittsburgh Cut Flower). Mr. Shoup answered that they were before the Board of Supervisors last week with a planning module, approved by the Board, a start of the pump station design. There are environment issues to be addressed.

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