

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, SEPTEMBER 17, 2018**

MEMBERS

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

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 five (5) people in the audience.

APPROVAL OF MINUTES

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of August 20, 2018. The motion was seconded by Mr. Goetz and it was approved by all.

CORRESPONDENCE

Letter dated August 28, 2018 from Daniel Goncz, Gannett Fleming, Inc. regarding Breakneck Creek Regional Authority Official Sewage Facilities Plan Update Wastewater Treatment Plant Expansion. A copy of the plan is available for the Planning Commission's review.

Letter dated September 10, 2018 from the United States Postal Service regarding the installation of Cluster Box Units (CBUs) in all new developments and additional phases to existing developments.

UNFINISHED BUSINESS

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 August 23, 2018. Deemed approval date October 31, 2018.

Mr. Gaichas entered into the record: a) the application dated April 29, 2018, b) Transportation Impact Fee Calculation of \$141,858.00, and c) review letter dated September 13, 2018, from Shoup Engineering.

Ryan Wotus, Esquire, Goldberg Kamin & Garvin, LLP, George Haberman, Civil & Environmental Consultants, Inc. (CEC), and Andrea Feinstein, American Natural, represented Camille Holdings LLC, DBA American Natural. A lighting plan was presented, which will need to be reviewed by Shoup Engineering. Mr. Wotus noted that the foot candles are in compliance with the Zoning Ordinance, samples of materials to be used on the proposed building and masonry dumpster enclosure painted to match the siding, and review of six (6) items shown in Shoup Engineering's letter.

Mr. Shoup reviewed the results of the Zoning Hearing Board meeting of August 21, 2018. A request to Trans Associates for identification of desire to line up the driveways of Get Go and proposed American Natural site, on Grandview Drive. The ZHB granted approval of variance for variable width reduction of bufferyard along eastern property line.

Ms. Pontoriero made a motion to grant Preliminary and Final Approval of Land Development contingent upon the following items: a) approval of variance, August 21, 2018 ZHB meeting, for bufferyard reduction which allows the driveway to align with adjacent property owner based on letter written by Trans Associates, b) lighting plan now in compliance, based on plan to be reviewed by Shoup Engineering, c) all items in Shoup Engineering letter dated September 13, 2018, are addressed, d) dumpster enclosure materials match the proposed building as shown in samples presented, e) color swatches and samples of building materials of dumpster and exterior building materials are to be brought to the Board of Supervisors meeting, f) Transportation Impact Fee Calculation of \$141,858.00, and g) a letter of satisfaction from Shoup Engineering. Mr. McChesney 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 “M” Light Industry/Manufacturing. Plan last revised dated May 18, 2018. Applicant waived deemed approval date of September 16, 2018 to November 30, 2018.

Mr. Gaichas suggested that Fed Ex submit another extension for waiver of deemed approval date.

Eli Zini, Keystone Consultants Inc., presented an overview of the proposed plan. Issues discussed included: communications tower on site, wetlands, height of retaining walls, parking and general operation of the site.

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

There being no further business, the meeting was adjourned at 8:20 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board