

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, OCTOBER 15, 2018**

MEMBERS

Tim Gaichas – Chairman
Robert Goetz – Secretary
Joe Pillart
Jim McChesney

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

Mr. Goetz made a motion to approve the minutes from the Planning Commission meeting of September 17, 2018. The motion was seconded by Mr. McChesney and it was approved by all, except Mr. Pillart who was absent from the September meeting and abstained.

UNFINISHED BUSINESS

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. Civil drawings revised August 23, 2018. Applicant waived deemed approval date of September 16, 2018 to November 30, 2018.

Mr. Gaichas entered into the record: a) the application dated May 28, 2018, b) narrative dated May 22, 2018, c) Transportation Impact Fee Calculation of \$78,597.00, and d) review letter dated October 10, 2018, from Shoup Engineering.

Formal notification of Fed Ex Freight request of waived deemed approval date to January 31, 2019 was received.

Eli Zini, Keystone Consultants Inc., presented an overview of the revised proposed plan. Shoup Engineering’s letter dated October 10, 2018 was reviewed with comments. Additional items discussed: distance from the wall to the adjoining property line, and mobile homes, lighting, landscaping plan to be submitted, access to communications tower on site, noise reduction, sidewalks, new fueling station, color swatches/samples of building materials, and security access to property.

Tom Hehman, 118 Walcott Drive, expressed concern regarding additional noise generated by more trucks.

Dan Casciato, 114 Walcott Drive, of Chadwick Manor, was also in attendance.

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

NEW BUSINESS

E2 CAPITAL PARTNERS, LP - Consideration of Preliminary Land Development plan to erect a new warehouse and office with required parking. Lot & Block No. 1505-S-108, located at 1028 Executive Drive, Gibsonia, PA. Zoning District "M" Light Industry/Manufacturing. Plan dated September 24, 2018. Deemed approval date January 13, 2019.

Mr. Gaichas entered into the record: a) the application dated September 20, 2018, b) letter dated September 25, 2018, to Allegheny County Department of Economic Development, c) Transportation Impact Fee Calculation of \$7,668.00 d) review letter dated October 11, 2018, from Shoup Engineering, and e) project narrative.

Anthony Mascilli, owner of East End Plumbing & Mechanical, gave an overview of the business, currently in Sharpsburg, PA. Arthur Mascilli, was also in attendance.

Tom Taylor, Hampton Technical Associates, presented the proposed plan. Shoup Engineering's letter dated October 11, 2018 was reviewed with comments. Additional items discussed were: proposed variances, truck loading area, parking, landscaping, stormwater including an 18" storm sewer with no visible outlet on the property, sidewalks, color swatches and samples of building materials.

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

COMMENTS FROM THE BOARD

The Planning Commission made positive comments regarding the electronic screen used at tonight's meeting. All were in favor with a comment of "possibility a larger screen".

There being no further business, the meeting was adjourned at 8:40 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board