

**RICHLAND TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, JANUARY 14, 2019**

**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. Shoup. There were ten (10) people in the audience.

**RE – ORGANIZATION OF PLANNING COMMISSION FOR 2019**

Mr. Shoup asked for a motion to elect a Chairman of the Planning Commission. Mr. Pillart made a motion to elect Mr. Gaichas as Chairman. Ms. Pontoriero seconded the motion and it was approved by all.

Mr. Goetz made a motion to elect Ms. Pontoriero as Vice Chairman of the Planning Commission. Mr. McChesney seconded the motion and it was approved by all.

Mr. McChesney made a motion to elect Mr. Goetz as Secretary of the Planning Commission. Ms. Pontoriero was seconded the motion and it was approved by all.

Mr. Goetz made a motion to establish a date and time of the Planning Commission meetings for the third Monday of each month at 7:00 pm., with the exception of the first meeting in January 2020 which will be held on January 13, 2020 due to the conflict with Martin Luther King Day. Ms. Pontoriero seconded the motion and was approved by all.

**APPROVAL OF MINUTES**

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of November 19, 2018. Mr. McChesney seconded the motion and it was approved by all except Mr. Pillart who was absent from the November meeting and abstained.

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

**2018 YEAR END REPORT**

Mr. Goetz made a motion to approve the 2018 Year End Report of the Planning Commission as submitted. Ms. Pontoriero seconded the motion and it was approved by all.

## **CORRESPONDENCE**

Letters dated January 8, 2019 addressed to Mr. Gaichas and Ms. Pontoriero acknowledging reappointment to the Planning Commission for a term of four years.

## **UNFINISHED BUSINESS**

E2 Capital Partners, LP - Consideration of Preliminary Land Development plan to erect a new warehouse with required parking. Lot & Block No. 1505-S-108, located at 1028 Executive Drive, Gibsonia, PA. Zoning District "M" Light Industry/Manufacturing. Revised plan dated December 17, 2018.

Mr. Gaichas entered into the record: a) application dated September 20, 2018, b) Transportation Impact Fee Calculation of \$7,668.00, c) response letter, dated December 17, 2018, from Hampton Technical Associates, d) review letter, dated January 10, 2019, from Shoup Engineering, and e) submittal of exterior lighting fixtures.

Tom Taylor, Hampton Technical Associates, represented the applicant. Renderings of building façade and samples of color swatches were presented.

Ms. Pontoriero made a motion to grant Preliminary and Final Land Development contingent upon: a) letter of satisfaction from Shoup Engineering, b) approved building materials submitted to the Township are accurately portrayed on the elevation view rendering drawing, and c) Transportation Impact Fee Calculation of \$7,668.00. Mr. Pillart 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.

Mr. Gaichas entered into the record a letter dated January 9, 2019, requesting approval of deemed approval waiver date to April 30, 2019.

Ms. Pontoriero made a motion to rescind the denial for Fed Ex Freight Preliminary Land Development plan which was denied at the December 17, 2018 meeting due to fact they did come in with a letter of extension of April 30, 2019 to review the plans. Mr. Pillart seconded the motion and it was approved by all except Mr. Goetz and Mr. McChesney who were absent from the December meeting and abstained.

Mr. Gaichas entered into the record an email, dated January 10, 2019, from Eli Zini, Keystone Consultants Inc., (representing Fed Ex Freight), to Scott Shoup, requesting a waiver of review at the January 14, 2019 Planning Commission meeting.

Due to not receiving submissions for presentation at the meeting, Mr. McChesney made a motion to table the Preliminary Land Development plan. Ms. Pontoriero seconded the motion and it was approved by all.

**Old Dominion Freight Line, Inc.** – Executive Drive Plan of Lots – Consideration of lot consolidation, Lot & Block Nos. 1505-S-104, 1505-M-100, 1505-R-2, and 1505-S-1, vacant land, located on Executive Drive, Gibsonia, PA. Zoning District “M” Light Industry/Manufacturing.

Mr. Gaichas entered into the record a letter dated January 9, 2019, from Thomas Taylor, Hampton Technical Associates, (representing Old Dominion Freight Line, Inc.) stating that Old Dominion Freight Lines has decided to remove their lot consolidation application for the proposed terminal on Executive Drive.

Mr. Shoup sent a letter acknowledging receipt of the withdrawal of lot consolidation.

**Old Dominion - Freight Line Inc.**- Consideration of Preliminary Land Development plan to construct a freight terminal and office space. Lot & Block Nos. 1505-S-104, 1505-M-100, 1505-R-2, and 1505-S-1, vacant land, located on Executive Drive, Gibsonia, PA. Zoning District “M” Light Industry/Manufacturing.

Mr. Gaichas entered into the record a letter dated December 21, 2018, from Thomas Taylor, Hampton Technical Associates, (representing Old Dominion Freight Line, Inc.) stating that Old Dominion Freight Lines has decided to remove their land development application for the proposed terminal on Executive Drive.

Mr. Shoup sent a letter acknowledging receipt of the withdrawal of Land Development.

## **NEW BUSINESS**

**4137 Bakerstown Road, LLC** – Consideration of Final Planned Residential Development (PRD), Pittsburgh Cut Flower PRD – Plan No. 2, Lot & Block No. 2187-M-288, located on Bakerstown Road, Gibsonia, PA, Zoning District “RL” Low – Intensity Residential. Plan dated October 25, 2018. Deemed approval date April 14, 2019.

Mr. Gaichas entered into the record: a) application dated November 28, 2018, letter to Allegheny County Department of Economic Development dated December 6, 2018, b) Transportation Impact Fee Calculation of \$39,215.00, c) letter dated December 26, 2018, from Shoup Engineering, and d) letter dated January 9, 2019, from Hampton Technical Associates regarding response to Shoup Engineering’s letter.

Mark Lesnick, Hampton Technical Associates, represented the applicant. Items discussed: a) address of applicant should be consistent on all paperwork, fifty-eight (58) units will encompass Phase 2, approval of stormwater, pump station permit, estimated time of construction, grading of each phase, PennDot approvals, and procedure of ponds.

Mr. Gary Eichler, 213 Haymont Drive questioned the time frame of development.

Mr. McChesney made a motion to table the Final Planned Residential Development (PRD), Pittsburgh Cut Flower PRD – Plan No. 2, due to the outstanding items in the Shoup Engineering letter. Mr. Pillart seconded the motion and it was approved by all.

**4137 Bakerstown Road, LLC** – Consideration of Final Planned Residential Development (PRD), Pittsburgh Cut Flower PRD – Plan No. 3, Lot & Block No. 2187-M-288, located on Bakerstown Road, Gibsonia, PA, Zoning District “RL” Low – Intensity Residential. Plan dated October 29, 2018. Deemed approval date April 14, 2019.

Mr. Gaichas entered into the record: a) application dated November 28, 2018, letter to Allegheny County Department of Economic Development dated December 6, 2018, b) Transportation Impact Fee Calculation of \$30,360.00, c) letter dated December 26, 2018, from Shoup Engineering, and d) letter dated January 9, 2019 from Hampton Technical Associates regarding response to Shoup Engineering’s letter.

Mark Lesnick, Hampton Technical Associates, represented the applicant. Items discussed: a) forty-four (44) units will encompass Phase 3, and closure of gas well in Phase 4.

Mr. Goetz asked if the grading for Phases 1 - 3 would occur at the same time. Mr. Lesnick responded that it would.

Mr. Gary Eichler 213 Haymont Drive had concerns of safety on N. Montour Road.

Mr. Goetz made a motion to table the Final Planned Residential Development (PRD), Pittsburgh Cut Flower PRD – Plan No. 3, due to the outstanding items in the Shoup Engineering letter. Ms. Pontoriero seconded the motion and it was approved by all.

There being no further business, the meeting was adjourned at 7:40 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors  
Zoning Hearing Board