

**RICHLAND TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, FEBRUARY 18, 2019**

**MEMBERS**

Tim Gaichas – Chairman  
Diane Pontoriero, V. Chairman  
Robert Goetz – Secretary  
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 four (4) people in the audience.

**APPROVAL OF MINUTES**

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of January 14, 2019. Mr. Pillart seconded the motion and it was approved by all.

**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.

Mr. Gaichas entered into the record: the application, dated May 28, 2018, letter dated June 1, 2018 to Allegheny County Department of Economic Development, and Transportation Impact Fee Calculation of \$ 78,597.00.

Eli Zini, Keystone Consultants, Inc., presented the plan. Topics of discussion included: a) retaining wall and tie backs extending beyond the property line, b) landscaping plan in process, c) sidewalks, d) noise decibels and possible solutions, e) parking, and f) diesel fuel tank.

Mr. Gaichas explained the need for sidewalks. Mr. Zini will include sidewalks into the plan.

Mr. Goetz questioned if a deck over the employee parking area could be considered to reduce the need for the retaining walls where the employee lot is proposed and to alleviate parking issues during shift changes.

Mr. Pillart questioned the responsibility of maintaining Kramer Road. He also asked for specific details of the fueling station to be submitted.

Jeff Kohan, 5209 Renee Drive, commented that truck docking noise could be diminished if employees had a company enforceable policy to adhere to.

Tom Hehman, 118 Walcott Drive, commented on truck docking noise, also the area of the diesel fueling station, including lighting.

Mr. Goetz made a motion to table the Preliminary Land Development plan. Ms. Pontoriero 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. 2, Lot & Block No. 2187-M-288, located on Bakerstown Road, Gibsonia, PA, Zoning District “RL” Low – Intensity Residential. Plan cover sheet dated January 9, 2019, other sheets dated October 25, 2018 with no revision date.

Mr. Gaichas entered into the record: the application dated November 28, 2018, Transportation Impact Fee Calculation of \$39,215.00, and letter dated January 21, 2019, from Shoup Engineering.

Matthew Schmidt, Hampton Technical Associates, represented the applicant. Shoup Engineering’s letter was discussed with comments on the status of each item.

Mr. Goetz questioned the PennDOT ADA curb ramps and concrete barrier curb shown on the plan. The items were inadvertently shown on the plan and will be removed.

The plan submitted for Phase 2 shows all items as previously shown on revised plan dated July 22, 2016, approved by the Board of Supervisors on August 17, 2016.

Ms. Pontoriero made a motion to approve the Final Planned Residential Development (PRD), Pittsburgh Cut Flower PRD – Plan No. 2, with the following conditions: a) payment of Transportation Impact Fee \$ 39,215.00, b) removal of detailed drawings on Drawing Sheet D.4 regarding concrete curbs and handicap ramps, and c) satisfactorily address comments in Shoup Engineering’s letter dated January 21, 2019. Mr. Goetz 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 cover sheet dated January 9, 2019, other sheets dated October 29, 2018 with no revision date.

Mr. Gaichas entered into the record: the application dated November 28, 2018, Transportation Impact Fee Calculation of \$30,360.00, and letter dated January 21, 2019, from Shoup Engineering.

Matthew Schmidt, Hampton Technical Associates, represented the applicant. Shoup Engineering’s letter was discussed with comments on the status of each item.

Mr. Goetz commented that typographical errors, regarding the date and year of the plan, need to be corrected on multiple sheets.

Mr. Goetz questioned the PennDOT ADA curb ramps and barrier curb shown on the plan. The items were inadvertently shown on the plan and will be removed.

The plan submitted for Phase 3 shows all items as previously shown on revised plan dated July 22, 2016, approved by the Board of Supervisors on August 17, 2016.

Ms. Pontoriero made a motion to approve the Final Planned Residential Development (PRD), Pittsburgh Cut Flower PRD – Plan No. 3, with the following conditions: a) payment of Transportation Impact Fee \$ 30,360.00, b) removal of detailed drawings on Drawing Sheet D.4 regarding concrete curbs and handicapped ramps, c) correction of typographical errors on multiple on sheets of the plan, and d) satisfactorily address comments in Shoup Engineering's letter dated January 21, 2019. Mr. Pillart seconded the motion and it was approved by all.

#### **COMMENTS FROM THE BOARD**

The Planning Commission thanked the staff for assisting in the setup of electronic tablets to be used during the Planning Commission meetings.

There being no further business, the meeting was adjourned at 7:45 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors  
Zoning Hearing Board