

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

MEMBERS

Tim Gaichas, Chairman
Diane Pontoriero, V. Chairman
Robert Goetz, Secretary
Joseph Pillart
James McChesney

OTHERS PRESENT

Scott Shoup, Zoning Officer
Sara Knapp, Recording Secretary

The meeting of the Planning Commission was called to order at 7:05 pm by Mr. Gaichas. There were eleven (11) people in the audience.

APPROVAL OF MINUTES

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of February 18, 2019. Mr. Pillart seconded the motion and it was approved by all except Mr. McChesney who was absent from the February meeting and abstained.

CORRESPONDENCE

Letter dated January 24, 2019 from McCauley Celin Eyecare Associates regarding a request for a review of the Township's electronic sign ordinance.

UNFINISHED BUSINESS

FedEx 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. Deemed approval date April 30, 2019.

There was no representation present. FedEx's consultant Eli Zini had called Mr. Shoup earlier that afternoon and told him that no representative from FedEx Freight would be attending tonight's meeting, and that they do not plan to attend tomorrow night's Zoning Hearing Board meeting either.

Tom Hehman, 118 Walcott Drive, and Dean Girty, 109 Walcott Drive, expressed concern over the continued delays from FedEx.

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

NEW BUSINESS

Robert & Roberta Harris – Consideration of lot line revision of Lot & Block No. 1665-J-339, owners Robert Harris and Roberta Metz, located at 3927 Hardt Drive, and Lot & Block No. 1665-J-321, owners Cody B. Abt, Amanda Hornstein, and Michael and Karen Hornstein, located at 3931 Hardt Drive, Gibsonia, PA. Zoning District "RA" One-Acre Residential. Plan dated December 11, 2018, revised plan dated February 19, 2019. Deemed approval date June 16, 2019.

Mr. Gaichas entered into the record: the Richland Township Subdivision and/or Lot Line Revision application dated February 12, 2019, a letter sent to Allegheny County Planning Commission/Department of Economic Development dated February 25, 2019, and two (2) letters from Shoup Engineering, one dated February 18, 2019, and one dated February 25, 2019. Shoup's February 18, 2019 letter is superseded by Shoup's February 25, 2019 letter. It was noted that all items/comments were satisfied on Shoup's February 25, 2019 letter.

Applicant Roberta (Metz) Harris presented the plan. Lot sizes and driveways were discussed. Mr. Goetz inquired about the shared driveway; Ms. Harris explained that the current driveway will be split between the two lots on the plan so that each property owner will have their own driveway and would not encroach on the others' property.

Mr. Goetz made a motion to approve the lot line revision plan. It was seconded by Ms. Pontoriero and approved by all.

COMMENTS FROM THE FLOOR

Township Manager Dean Bastianini approached the Commission regarding a letter from McCauley Celin Eyecare Associates requesting the board to review the electronic sign ordinance. Mr. Bastianini told the Commission that the Board of Supervisors were reviewing this issue and requested feedback/consideration from the Planning Commission members.

Mr. Gaichas voiced concerns about vehicular accidents, pedestrian safety, and the enforcement of regulation of electronic signs. Mr. Goetz voiced concerns on enforcement and the reliance on the Zoning Officer for regulation. Mr. Pillart voiced concerns on enforcement and safety and was interested in seeing a model ordinance. Ms. Pontoriero voiced an opinion on the changeable signs becoming obsolete but was also concerned about enforcement. Mr. McChesney voiced concerns on sign size and enforcement and requested copies of neighboring communities' electronic sign ordinances for review.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:05 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas, Chairman

Sara Knapp, Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board