

**RICHLAND TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, MAY 20, 2019**

**MEMBERS**

Tim Gaichas – Chairman  
Diane Pontoriero, V. Chairman  
Joseph Pillart  
Jim McChesney

**OTHERS PRESENT**

Scott Shoup – Zoning Officer  
Grace Portuesi – Recording Secretary

The meeting of the Planning Commission was called to order at 7:10 pm by Mr. Gaichas. There were two (2) people in the audience.

**APPROVAL OF MINUTES**

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of April 15, 2019. Mr. Pillart seconded the motion and it was approved by all.

**NEW BUSINESS**

**4137 Bakerstown Road, LLC** – Consideration of Final Planned Residential Development (PRD), Pittsburgh Cut Flower PRD – Plan No. 4, Lot & Block No. 2187-M-288, located on Bakerstown Road, Gibsonia, PA, Zoning District “RL” Low – Intensity Residential. Plan last dated April 2, 2019.

Mr. Gaichas entered into the record: the application dated April 29, 2019, letter dated May 3, 2019, to Allegheny County Department of Economic Development, Transportation Impact Fee Calculation of \$13,915.00, and letter dated May 15, 2019, from Shoup Engineering.

Scott Shoup commented on letter dated May 15, 2019 which had ten (10) items listed. On May 17, 2019 revised plans were submitted which addressed all the technical housekeeping issues pertaining to the plan, comments relating to outside permits, and homeowners documents resolved. Stormwater Operation and Maintenance Agreement with the Township still applies.

Mark Lesnick, Hampton Technical Associates, represented the applicant. Phase 4 of the plan will have eleven (11) units located off North Montour Road. The sight line when exiting Phase 4 is clear of any curves on North Montour Road. Sidewalks will line the street of Phase 4.

Ms. Pontoriero made a motion to approve the Final Planned Residential Development (PRD), Pittsburgh Cut Flower PRD – Plan No. 4, with the following conditions: a) satisfactorily address comments in Shoup Engineering’s review letter dated May 15, 2019, b) obtain a letter of satisfaction from Shoup Engineering, and c) the plan is subject to a Transportation Impact Fee of \$13,915.00. Mr. McChesney seconded the motion and it was approved by all.

Planning Commission Meeting  
May 20, 2019  
Page 2

There being no further business, the meeting was adjourned at 7:25 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors  
Zoning Hearing Board