

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, AUGUST 17, 2020**

The meeting was open to members of the public who chose to attend virtually using the Zoom meeting application. The Officials present were:

MEMBERS

Tim Gaichas – Chairman
Diane Pontoriero, V. Chairman
Bob Goetz, Secretary

OTHERS PRESENT

Scott Shoup – Zoning Officer
George Anderson – Land Use Admin.
Dean Bastianini – Township Manager
Charles Means, Esquire
Grace Portuesi – Recording Secretary

The meeting of the Planning Commission was called to order at 7:04 pm by Mr. Gaichas. There was one (1) person in the audience.

APPROVAL OF MINUTES

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of July 20, 2020. Mr. Goetz seconded the motion and it was approved by all.

NEW BUSINESS.

- a) **Aspinwall Properties, Orchard Hill Apartments** – Consideration of Lot Consolidation plan for property situated, Lot & Block Nos. 1665-L-120, 1665-L-231, and 1665-L-280, 5501 Orchard Hill Drive, Gibsonia, PA. Zoning District “RM” Medium - Intensity Residential. Plan dated July 9, 2020.

Mr. Gaichas entered into the record: application dated June 30, 2020, letters dated July 6, 2020 and July 10, 2020, from Shoup Engineering, letter dated July 9, 2020 from Hampton Technical Associates, and letter dated July 13, 2020, sent to Allegheny County Planning Commission/Department of Economic Development.

Ms. Robyn Brady, Hampton Technical Associates, represented Aspinwall Properties, and gave a brief narrative of the three (3) properties.

Mr. Goetz made a motion to recommend Preliminary and Final Approval of Lot Consolidation dated July 9, 2020. Ms. Pontoriero seconded the motion and it was approved by all.

- b) **Mr. Means and Mr. Shoup - Proposed Zoning - Subdivision & Land Development Ordinance (SALDO) Amendments** - The Township has hired General Code Corporation to perform an editorial and legal review of the Township Code of Ordinances. Consistent with the MPC, Planning Commission input is required on the Zoning and SALDO amendments.
Discussion ensued relating to the editorial and legal review of the Township Code of Ordinances.

Mr. Gaichas made a motion regarding the Zoning Code, page A–23, C. Section 27-503, Table 1, (1), the use of “food preparation business” be added to Zoning districts “CM”, (Commerce/Industry) and “M”, (Light Industry/Manufacturing), in addition to “CC”, (Community Commercial District) as previously shown. Ms. Pontoriero seconded the motion and it was approved by all.

Mr. Gaichas made a motion regarding the Zoning Code, page A–23, C. Section 27-503, Table 1, (2), the use of “long-term structured residence (LTSR)”, should be deleted from the “NC” (Neighborhood Commercial) and added to the “CC” Community Commercial District). Mr. Goetz seconded the motion and it was approved by all.

The Commission discussed other items such as modifying the proposed setbacks in the MU District, and requiring sign packages for land developments to be provided to the Planning Commission for review. It was suggested that Township staff provide additional information for the Commission's next meeting.

COMMENTS FROM THE BOARD

Mr. Goetz commented on the location of the Chatham University Windstax.

There being no further business, the meeting was adjourned at 8:31 pm.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board