

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, JANUARY 13, 2020**

MEMBERS

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

OTHERS PRESENT

Scott Shoup – Zoning Officer
George Anderson – Land Use Admin.
Grace Portuesi – Recording Secretary

The meeting of the Planning Commission was called to order at 7:10 pm by Mr. Shoup. There were eight (8) people in the audience.

RE – ORGANIZATION OF PLANNING COMMISSION FOR 2020

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

Ms. Pontoriero 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 2021 which will be held on January 11, 2021 due to the conflict with Martin Luther King Day. Mr. Pillart seconded the motion and was approved by all.

APPROVAL OF MINUTES

Mr. Goetz made a motion to approve the minutes from the Planning Commission meeting of December 16, 2019. Ms. Pontoriero seconded the motion and it was approved by all.

2019 YEAR END REPORT

Mr. Shoup provided a summary of land development and subdivisions for 2019. Ms. Pontoriero made a motion to approve the 2019 Year End Report of the Planning Commission as submitted. Mr. Pillart seconded the motion and it was approved by all.

CORRESPONDENCE

Letter dated January 7, 2020 addressed to Mr. Joseph Pillart acknowledging reappointment to the Planning Commission for a term of four years.

SPECIAL EXCEPTION.

Hrg. #1-20 Michael J. Coletta - Recommendation to the Zoning Hearing Board for Special Exception Use Application pursuant to Zoning Ordinance, Chapter 27, Section 27-701 Granting and Evaluation of Special Exception Uses for a retail store (5,000 to 20,000 square feet) use at property location 6050 William Flynn Highway, Bakerstown, PA. Zoning District "MU" Mixed Use.

Mr. Gaichas entered into the record: application dated December 9, 2019, Granting and Evaluation of Special Exception Uses from the Zoning Ordinance, letter of intent, parking photos, and floor plan.

Mr. Coletta, owner of above property, presented an overview of the proposed use, a portion of the building to be used for a public kitchen and bath showroom with minor traffic, and answered questions of the Planning Commission. Questions included: a) maximum number of employees – six (6), b) no construction on site, c) office in rear of building, d) deliveries, as needed at the front of the building, and e) future rental space within building.

Mr. Coletta did not present a survey of the property, which made it difficult to assess the parking situation and neighboring parking. Surveys in the Township's file of neighboring property, (to the north), was viewed with conflicting locations of the property line on the drawings.

Ms. Pontoriero made a motion to the Zoning Hearing Board to not recommend Special Exception Use for property situate 6050 William Flynn Highway, Bakerstown, PA, due to the fact that a survey of the property was not presented to the Planning Commission showing property lines and parking located within the lot boundary. Possible documentation may be needed of a cross easement from neighboring property owners. Mr. McChesney seconded the motion and was approved by all.

NEW BUSINESS.

Christian Community Church – Consideration of Preliminary Land Development plan to construct a building addition. Property situate 5719 N. Montour Road, Gibsonia, PA, Lot & Block No. 2187-R-87. Zoning District "RR" Rural Residential. Plans latest revised November 15, 2019. Deemed approval date April 12, 2020.

Mr. Gaichas entered into the record: the application dated December 5, 2019, letter dated December 23, 2019, to Allegheny County Department of Economic Development, Transportation Impact Fee calculation of \$1,265.00, photometrics of lighting, review letter dated January 6, 2020, from Shoup Engineering, and response letter dated January 8, 2020 from Tetra Tech with revised plans dated January 8, 2020 for pages A-200 Building floor plan, A-200 Floor plan, and A-300 Elevations colored.

Brian Chlebus from Tetra Tech, Bill Kramer, and Pastor Dan Turney from Christian Community Church, presented the revised plan, the original plan approved by the Board of Supervisors on April 14, 2017. Comment response letter from Tetra Tech, dated January 8, 2020, was reviewed. Items discussed: a) size of the proposed additions to be smaller than the original plan, b) public water soon to be available, c) cross easement (R-O-W) of driveway between three (3) properties, d) a portion of the driveway is to be asphalt instead of gravel, e) larger stormwater detention pond, f) dumpster/gate now moved to a different location, with materials of block and wooden slat gate to match the existing building, g) the proposed addition's facade will remain consistent with the existing building, h) a five (5) year landscaping bond, and i) Developer Agreement to be submitted.

Also discussed was a letter dated April 14, 2017 from Shoup Engineering regarding transparency, citing Zoning Code Section 27-505.C(5) (c), indicating that the project is not subject to the transparency requirements of the Code section.

The NPDES permit is in process with Allegheny County Conservation District.

Ms. Pontoriero made a motion to approve the Preliminary and Final land development plan as presented with the following conditions: a) Transportation Impact Fee of \$1,265.00, b) show end of asphalt paving on the gravel driveway, c) continuance of satisfying items in Shoup Engineering letter dated January 6, 2020, and d) presentation to the Board of Supervisors regarding building materials for the proposed addition and dumpster along with lighting cut sheets as part of their submittal. Mr. Goetz seconded the motion and approved by all.

There being no further business, the meeting was adjourned at 8:15 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board