

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, OCTOBER 19, 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
Jim McChesney

OTHERS PRESENT

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

The meeting of the Planning Commission was called to order at 7:04 pm by Mr. Gaichas. There were eight (8) people in the audience.

APPROVAL OF MINUTES

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of August 17, 2020. Mr. Goetz seconded the motion and it was approved by all except Mr. McChesney who was absent from the August meeting and abstained.

OLD BUSINESS.

Mr. Shoup - Proposed Zoning - Subdivision & Land Development Ordinance (SALDO) Amendments

Mr. Shoup presented the revisions made to Chapter 22, Chapter 27, and the Zoning Chart. The updates are to be presented to the Board of Supervisors at their November 4, 2020 meeting.

Mr. Goetz made a motion to recommend to the Board of Supervisors the updates, dated September 14, 2020, for Chapter 22, Subdivision and Land Development, Chapter 27, Zoning Ordinance, and the Zoning Chart (27 Attachment 3) as presented. Ms. Pontoriero seconded the motion and was approved by all.

NEW BUSINESS.

Charmaine Booth – Consideration of Preliminary Land Development plan to construct an approximate 1,500 square foot coffee shop with associated parking and loading areas. Property situate 1001 Van Velsor Drive, Bakerstown, PA, Lot & Block No. 2007-D-100. Zoning District “MU” Mixed Use. Latest plans dated September 28, 2020.

Mr. Gaichas entered into the record: a) the application dated September 28, 2020, b) letter dated September 30, 2020, to Allegheny County Department of Economic Development, c) review letter dated October 15, 2020 from Shoup Engineering, d) email dated October 12, 2020, from Joseph Pillart, and e) a list of questions dated October 19, 2020, from the Charles Pursh Family.

Leonard White, Mitall Division of KU Resources, Antoni Canzian, Canzian/Johnston & Associates LLC, and Harvey Booth, property owner, presented and answered questions of the Planning Commission.

Discussion ensued regarding parking spaces, noise/ speakers, drive thru, bufferyard, loading/delivery areas, lighting, dumpster and dumpster enclosure, retaining wall/fencing, façade, (samples to be presented to the Planning Commission), landscaping, and sidewalks.

Mr. Gaichas read a list of questions that were proposed by Mr. Pillart, who was absent from the meeting.

Mr. Pursh also sent in a list of questions to be presented.

Betsy Pursh, 6008 Heckert Road, expressed concern of bufferyard, lighting, traffic, and current three (3) way stop sign intersection.

Charles Pursh, 6008 Heckert Road, expressed concern of flooding, property value.

Shawn Ramsey, 1000 Van Velsor Drive, expressed concern of early morning noise regarding employee arrival time, on street parking, and property value.

Ronald & Amy Nichols, 1019 Van Velsor Drive, expressed concern of flooding, landscaping plan, noise, and notification process.

Ms. Pontoriero made a motion to table the Preliminary Land Development plan. Mr. Goetz seconded the motion and it was approved by all.

COMMENTS FROM THE BOARD.

The Planning Commission questioned if the property owner at corner of Lakeside and Gibsonia Road submitted for a grading permit. Discussion ensued regarding the grading permit issuance and conditions, as well as the grading permit for the property across the street on Lakeside Drive.

There being no further business, the meeting was adjourned at 8:45 pm.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board