

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, JUNE 15, 2020**

The meeting was conducted virtually using Zoom meeting application. The Officials who participated were:

MEMBERS

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

OTHERS PRESENT

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

The meeting of the Planning Commission was called to order at 7:00 pm by Mr. Gaichas. There were five (5) people in the audience.

APPROVAL OF MINUTES

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

SPECIAL EXCEPTION.

SPECIAL EXCEPTION. OLD BUSINESS.

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., Lot & Block No. 2190-M-86, Zoning District "MU" Mixed Use.

Mr. Gaichas entered into the record: Special Exception application dated December 9, 2019, Lot Line applications dated May 23, 2020, from Peter Maggio and Michael J. Coletta, Granting and Evaluation of Special Exception Uses, marked-up aerial photo showing parking spaces, and letter of intent dated December 12, 2019.

Mr. Coletta presented and answered questions proposed by the Planning Commission. The lot line revision for this property (6050 Wm. Flynn Hwy.) and property north, 6052 Wm. Flynn Hwy. was mentioned as well as the number of parking spaces for his proposed business.

Mr. Gaichas expressed concerns about the proposed parking including: inability to park behind the building from Heckert Road due to loading dock; spaces too short along north side of building; space #1 outside of property; number of spaces do not meet ordinance.

After much discussion of parking, the Planning Commission asked Mr. Coletta to return to the July Planning Commission meeting, presenting an illustrative site plan to scale as per Section 27-701, item 8, showing realistic parking spaces, a narrative of what could or could not be parked on site, inside space compliance, proposed rental to a third (3rd) party and their use, Lot Line formality, and a request to the Zoning Hearing Board for a Continuance in order to address the Planning Commission concerns.

Ms. Pontoriero made a motion to table the Special Exception recommendation. Mr. Pillart seconded the motion and it was approved by all.

SPECIAL EXCEPTION. NEW BUSINESS.

Hrg. #4-20 Mailloux Holdings LLC – Recommendation to the Zoning Hearing Board for Special Exception use, Application pursuant to Zoning Ordinance, Chapter 27, Section 27-796 Granting and Evaluation of Special Exception Uses for vehicle sales use at 4253 Gibsonia Road, Gibsonia, PA, Lot & Block No. 1507-F-275, Zoning District “CC” Community Commercial. See “Addendum/Endorsement to Agreement of Sale, agreement dated February 21, 2020, and signed March 20 and March 22, 2020.

Mr. Gaichas entered into the record: Special Exception Application dated March 13, 2020, Shoup Engineering letters dated March 24, 2020 and June 10, 2020, Agreement of Sale, dated March 22, 2020, letter from Jena Engineering dated May 26, 2020, and Township Code Section 27-796 Vehicle Sales.

Peter Mailloux and Cliff Mailloux, proposed owners and Cindy Cikovic, marketing agent for the sale of the property, presented and answered questions of the Planning Commission. There will only be one (1) to two (2) vehicles converted into handicap ADA vehicles on site, used as demos with possible sale and two (2) parking spaces designated for the vehicles. Items in Section 27-796 of the Richland Township Zoning Code will be observed.

All items in Shoup Engineering letter, dated March 24, 2020 and June 10, 2020, have been addressed.

Ms. Pontoriero made a motion to recommend Application of Special Exception use, for vehicle sales as described with conditions: 1) the original landscaping plan including inventory and existing landscaping on site will be reviewed by Ms. Pontoriero and Township staff, as per original approval, 2) parking spaces should be line striped off and verified, 3) plan presented shows two (2) designated parking spaces for demo/sale vehicles which meets Section 27-796. Mr. Goetz seconded the motion and it was approved by all.

NEW BUSINESS.

a) **Maggio Corporation** - Peter Maggio – Consideration of a lot line revision of Lot & Block No. 2190-M-86, owner - RT 8 Commercial LLC, located at 6050 William Flynn Highway and Lot & Block 2190-M-88, owner - Maggio Corp., located at 6052 William Flynn Highway, Bakerstown, PA. Zoning District “MU” Mixed Use. Maggio and Rt. 8 Commercial Plan of Lots. Plan dated May 27, 2020. Deemed approval date September 13, 2020.

Mr. Gaichas entered into the record: Lot Line applications signed by Peter Maggio and Michael J. Coletta dated May 23, 2020, Shoup Engineering letters dated, May 26, 2020 and June 10, 2020, letter received from Christopher Richardson, Hampton Technical, dated May 27, 2020.

Mr. Maggio and Mr. Coletta did not have representation at the meeting.

All items in Shoup Engineering letters, dated May 26, 2020 and June 10, 2020 have been satisfied.

Mr. Shoup commented that Mr. Coletta has mentioned that his preference is not to have a cross easement, but he could not comment on Mr. Maggio’s preference and future use of Parcel A.

Mr. Goetz made a motion to approve the Lot Line revision plan. It was seconded by Mr. McChesney and approved by all.

b) **Robert Vlcek** – Consideration of a two (2) lot Preliminary Subdivision. Property situate 5709 Phillips Road, Gibsonia, PA, Lot & Block No. 1831-K-317. Zoning District “RA” One – Acre Residential. Plan dated February 21, 2020. Deemed approval date September 13, 2020.

Mr. Gaichas entered into the record: the Richland Township Subdivision and /or Lot Line Revision application dated April 30, 2020, a letter sent to Allegheny County Planning Commission/Department of Economic Development dated May, 15, 2020, Transportation Impact Fee Calculation of \$1,265.00, and letter from Shoup Engineering, dated May 6, 2020.

Mr. Robert Vlcek presented a narrative of the plan. Each lot will be one (1) acre. His intention is to build a house on the vacant lot, and sell his existing house.

An existing shed, shown on the plan near the swimming pool, is too close to the proposed new lot line. Removal of the shed or modification of the lot line is necessary.

A revised plan has been received by Mr. Shoup showing the sanitary sewer easement, now resolved.

A Sewer Facilities Planning Module will need to be addressed due to the creation of one new lot.

Transportation Impact Fee Calculation of \$1,265.00

Ms. Pontoriero made a motion to recommend Preliminary and Final Approval of the two (2) Lot Subdivision Plan dated February 21, 2020 with the following conditions: removal of the shed near the new lot line set back area, Transportation Impact Fee of \$1,265.00, and initiation of process for the Sewer Facilities Planning Module. Mr. McChesney seconded the motion and it was approved by all.

COMMENTS FROM THE BOARD.

Discussion of Traditions of America regarding trails, mounds of dirt and sidewalks along Bakerstown Road.

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