

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

MEMBERS

Tim Gaichas – Chairman
Diane Pontoriero, V. Chairman
Robert Goetz – Secretary
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. Gaichas. There were seven (7) people in the audience.

APPROVAL OF MINUTES

Mr. Pillart made a motion to approve the minutes from the Planning Commission meeting of January 13, 2020. Mr. Goetz seconded the motion and it was approved by all.

SPECIAL EXCEPTION.

OLD BUSINESS.

- a. **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 commented that no new items have been received since the Planning Commission meeting of January 13, 2020.

Mr. Maggio, neighboring property owner, is to revise property line at the Coletta property to accommodate the Coletta building, sign and parking. Mr. Maggio has given Hampton Technical permission, in a letter dated February 14, 2020, to prepare a lot line revision, paperwork now in process.

Mr. Gaichas mentioned that a cross easement agreement, with neighboring owners, may be needed, in case of a future parking issue.

Mr. Goetz made a motion to table the recommendation to the Zoning Hearing Board due to a lot line revision plan which is in process by Hampton Technical Associates. Mr. Pillart seconded the motion and was approved by all.

NEW BUSINESS.

- b) **Hrg. #2-20 Nate & Kimberly Donaldson – Applicant**
Grandview Crossing Realty LLC - Property Owner Recommendation to the Zoning Hearing Board for Special Exception Use Application pursuant to Zoning

Ordinance, Chapter 27, Section 27-785, Granting and Evaluation of Special Exception Uses for a commercial school use at property location 500 Grandview Crossing Drive, Suite #50, Gibsonia, PA. Zoning District "CC" Community Commercial.

Mr. Gaichas entered into the record: application dated January 13, 2020, Granting and Evaluation of Special Exception Uses from the Zoning Ordinance, letters from William Beck, date stamped January 21, 2020 and February 3, 2020, narrative date stamped January 14, 2020, photos of floor plan and parking lot.

Kimberly and Nate Donaldson presented an overview of the retail space area and classroom use. A kiln will be on site with a down flow vent to pull the air out, tables will seat approximately 4 to 6 people, items used are not toxic and do not contain lead, and no items will be stored outside. There will be approximately fifteen (15) to twenty (20) students/visitors with up to four (4) employees.

Ms. Pontoriero made a motion to recommend Application of Special Exception Use to the Zoning Hearing Board with the following condition: the maximum occupancy for commercial school purposes should not exceed four (4) employees and twenty -two (22) students/visitors.

DISCUSSION PURPOSES.

Chatham University, Eden Hall Campus – Discussion of proposed Micro-Grid Energy System, an accessory structure providing both DC and AC electricity, located on northwest edge of Eden Hall Campus (Elsalma Field). Nelson DiBiase and Peter Walker, Dean, Falk School of Sustainability & Environment, presented the proposed WindStax 20' System, stating the primary purpose is for education and irrigation.

Informational Purpose - Hance Elementary School, Pine-Richland School District, proposing to construct a 16' x 20' pavilion behind Hance Elementary School. Mr. Shoup gave an overview of the proposed open air pavilion stating there will be no additional traffic, no additional parking required, and building materials to match the existing building. The proposed pavilion will be used as an outdoor classroom and for after school programs.

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

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board