

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, JULY 20, 2020**

The meeting was open to members of the public who chose to attend in person and virtually using the Zoom meeting application. The Officials present 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 7:08 pm by Mr. Gaichas. There were four (4) people in the audience.

APPROVAL OF MINUTES

Mr. Pillart made a motion to approve the minutes from the Planning Commission meeting of June 15, 2020. Mr. Goetz seconded the motion and it was approved by all.

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, revised Maggio and Rt. 8 Commercial Plan of Lots, parking and lot line revision drawings dated July 20, 2020, and Shoup Engineering letter dated July 7, 2020.

Mr. Shoup's letter dated July 7, 2020 reviewed the revised plans showing parking, lot line revisions and cross use agreement/easement for access and parking easement with satisfactory comments.

Mr. Goetz mentioned that sixteen (16) parking spaces are shown on the plan, eight (8) below the Ordinance requirement. The Planning Commission felt that the revised plan "is as good as it can get with this site". Two parking spaces behind the building, one (1) can be used by the owner or one (1) by an employee.

Mr. Goetz made a motion to recommend approval of the Application of Special Exception use to the Zoning Hearing Board, based on the revised parking and lot line revision plans dated July 20, 2020. Mr. McChesney seconded the motion and it was approved by all with a 5-0 vote. The Planning Commission noted that the Zoning Hearing Board should consider

use restrictions, if any, with any approval they may so grant based on the limited parking available on the site.

OLD BUSINESS.

Maggio Corporation - Peter Maggio – Consideration of revised 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. Revised plan dated July 20, 2020.

Mr. Gaichas entered into the record: Lot Line applications signed by Peter Maggio and Michael J. Coletta dated May 23, 2020, Shoup Engineering letter dated, July 7, 2020, and revised parking and lot line revision plans dated July 20, 2020.

Mr. Shoup’s letter dated July 7, 2020 reviewed the revised plans show parking, lot line revisions and cross use agreement/easement for access and parking easement with satisfactory comments. The only change to the plan from that approved by the Planning Commission in June was a minor revision to the lot line in the northeast corner of the RT 8 Commercial LLC lot and the easement for parking and access on the Maggio Corp. lot.

Ms. Pontoriero made a motion to approve the revised lot line revision plan dated July 20, 2020, showing the easement addition, lot line revision, and concrete pad. Mr. Pillart seconded the motion and it was approved by all with a 5 – 0 vote.

DISCUSSION PURPOSES.

- a) Ultimate Granite (DCM Partners) – Chris Morrow, applicant and Sean Naylor, of the Red Swing Group, together with the Planning Commission, discussed the concept plan. Property location 5317 N. Pioneer Road, Gibsonia, PA, Zoning District “M” Light Industry/ Manufacturing. The proposed plan would be an addition of a second floor to the existing building with expansion of existing current office space.

The Planning Commission suggested Ultimate Granite further determine their plans and discuss with Mr. Shoup the height requirements and possible additional required parking area of the proposed building additions. Determination will need to be made if land development or sketch review would be needed.

- b) Candice Giel Brown - Brown/Haas Plan – Discussion of concept plan for possible subdivision of two (2) acres to be sold for proposed new single family dwelling with accessibility off of Grove Road only. Private driveway, Casa Bella Drive, will be shared. Section-22-509 (Development on Private Streets Discouraged), of Township Code was discussed. Items discussed: elimination of connection of Casa Bella Drive with Sahli Drive, (legally and physically), upgrade of Casa Bella Drive from Grove Road to a

Township road, research of public sewer service, possible sewer planning module for new proposed lot.

There being no further business, the meeting was adjourned at 8:00 pm.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board