

**RICHLAND TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, MAY 17, 2021**

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.  
Grace Portuesi – Recording Secretary

The meeting of the Planning Commission was called to order at 7:05 pm by Mr. Gaichas. There were nine (9) people in the audience.

**APPROVAL OF MINUTES**

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of April 19, 2021. Mr. Goetz seconded the motion and it was approved by all.

**OLD BUSINESS.**

- A. Shields 2013 Family Trust** - Consideration of a Land Development Plan to construct a one (1) story storage building and associated infrastructure. Property located at 5969 William Flynn Highway, Lot & Block No. 2190-S-272. Revised plan dated May 7, 2021. Deemed approval date July 19, 2021.

Mr. Gaichas entered into the record: a) application dated March 29, 2021, b) comment letter dated May 7, 2021, from Sheffler & Company, c) review letter dated May 13, 2021, from Shoup Engineering, d) Transportation Impact Fee calculation of \$ 7,590.00, and e) plan dated March 29, 2021, revised May 7, 2021.

Mr. Shoup reviewed the six (6) items, shown on his letter dated May 13, 2021, as well as the applicant's variance request, scheduled on June 15, 2021 at the Zoning Hearing Board meeting.

Jim Sperdute, (Sperdute Land Surveying), Randy Park, (Shields Paving Company), Todd Rossman and Mark Milligan, (Rossman & Hensley), presented a narrative of the proposed plan and answered questions of the Planning Commission.

Mr. Gaichas requested that the applicant provide actual samples or actual photos of the proposed 30,000 square foot building façade materials.

Mr. Park questioned the Transportation Impact fee calculation of \$ 7,590.00. Mr. Goetz explained what the calculation was based on and the procedure if the applicant would appeal the fee.

Discussion ensued regarding required sidewalks/walkways along Willow Creek Drive and William Flynn Highway. The applicant was made aware that an asphalt trail versus a poured concrete sidewalk is acceptable. If required, a letter requesting modifications to the sidewalk regulations, in the Subdivision and Land Development Ordinance, Section 22-505, should be sent to Richland Township.

Ms. Pontoriero made suggestions regarding the wooded area of the property, landscaping, buffers and deciduous tree placement along Willow Creek Drive.

Ms. Pontoriero made a motion to table the revised Land Development Plan dated May 7, 2021. Mr. Goetz seconded the motion and it was approved by all.

- B. Kristin Court** – Consideration of a Subdivision Plan to create two (2) lots. Property located Arthur Court, Gibsonia, PA, Lot & Block No. 1665-C-24, to be subdivided into Lot 1 and Phase 1-R. Plan dated March 5, 2021. Deemed approval date June 22, 2021.

Mr. Gaichas entered into the record: a) application dated February 12, 2021, b) Zoning Hearing Board decision, April 23, 2021, for Variance, c) review letter dated May 13, 2021, from Shoup Engineering, d) verbiage of Subdivision and Land Development Ordinance, Chapter 22, e) Transportation Impact Fee calculation of \$ 1,917.00, and f) plan dated March 5, 2021.

Mr. Shoup reviewed the two (2) variances granted on April 23, 2021 to Kristin Court Development Company.

Matt Schmidt, Hampton Technical Associates, and Shaun Seydor, Pitell Homes, presented the plan and answered questions of the Planning Commission.

Discussion ensued regarding the need for Kristin Drive to be entirely paved to Township specifications due to the number of lots in the proposed subdivision, Section 22-509 of the Subdivision and Land Development Ordinance. Currently, the area beginning at Community Center Drive to the entrance of Arthur Court is paved, with the remaining drive being gravel. Mr. Seydor commented that Kristin Drive, a private road, should remain a gravel road not paved, due the expense of a shared driveway, ownership damage (road plowing, etc.), and additional stormwater controls that might be required. Currently, Kristin Drive (gravel) is used by two (2) property owners. The issue of emergency vehicles traveling and turning radius on the private drive was questioned. The Planning Commission suggested that the Township Solicitor provide a legal opinion as to an interpretation of the Township Ordinance regarding the private road issue and matters of timing.

Chris Kuciak, 5608 Community Center Drive, questioned maintenance responsibility of Arthur Court and Lot 1 if the plan is approved.

Lynn Vesley, 106 Arthur Court, commented that currently, Arthur Court is maintained by the Kristin Court Condo Association. In order to reach the six (6) condos on Arthur Court you must first drive on a section of Kristin Drive (private road). The gravel road past Arthur Court is only wide enough for one (1) car, visibility could be difficult to see an oncoming vehicle. The two (2) rear property owners have previously maintained the gravel portion of Kristin Drive with no agreement involving the Kristin Court Condo Association.

Mr. Seydor gave a verbal "yes" to a thirty (30) day extension of deemed approval date with a written request to follow.

Ms. Pontoriero made a motion to table the two (2) Lot Subdivision plan dated March 5, 2021. Mr. McChesney seconded the motion and it was approved by all.

**COMMENTS FROM THE BOARD.**

The Planning Commission discussed future meetings to be held in person, hybrid or virtual. A final decision was not reached. The Planning Commission will consider the matter further.

There being no further business, the meeting was adjourned at 8:30 pm.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors  
Zoning Hearing Board