

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, JANUARY 9, 2017**

MEMBERS

Tim Gaichas – Chairman
Diane Pontoriero – V. Chairman-Absent
Robert Goetz – Secretary
Jim McChesney
Joseph Pillart

OTHERS PRESENT

Jeff Walzer – Bldg/Code Enforce. Off.
Sara Knapp – Environmental Coordinator
Grace Portuesi – Recording Secretary

The meeting of the Planning Commission was called to order at 7:10 pm by Mr. Walzer. There were thirty (30) in the audience.

RE – ORGANIZATION OF PLANNING COMMISSION FOR 2017

Mr. Walzer asked for a motion to elect a Chairman of the Planning Commission. Mr. McChesney made a motion to elect Mr. Gaichas as Chairman. The motion was seconded by Mr. Goetz and was approved by all.

Mr. Goetz made a motion to elect Ms. Pontoriero as Vice Chairman of the Planning Commission. The motion was seconded by Mr. McChesney and was approved by all. (Ms. Pontoriero previously sent an email stating that should a motion be made, she would accept the position)

Mr. Pillart made a motion to elect Mr. Goetz as Secretary of the Planning Commission. The motion was seconded by Mr. McChesney and was approved by all.

Mr. McChesney made a motion to establish a date and time of the Planning Commission meetings for the third Monday of each month at 7:00 pm., with the exception of the first meeting in January 2018 which will be held on January 8, 2018 due to the conflict with Martin Luther King Day. Mr. Pillart seconded the motion and was approved by all.

APPROVAL OF MINUTES

Mr. Goetz made a motion to approve the minutes from the Planning Commission meeting of November 21, 2016. The motion was seconded by Mr. Pillart and was approved by all.

CORRESPONDENCE.

Letter dated January 4, 2017 addressed to Mr. Goetz acknowledging reappointment to the Planning Commission for a term of four years.

Email from Donald Trant, Trant Corporation, to Charles Means, Esquire, confirming that Giant Eagle is not requesting a Curative Amendment.

UNFINISHED BUSINESS.

Pamela A. Linn – Consideration of a two lot Preliminary and Final Subdivision, Lot & Block No. 1833-K-275. Revised Plan dated November 10, 2016. The Planning Commission, at its November 21, 2016 meeting, tabled the request of approval for the proposed plan. Applicant

waived deemed approval date of February 19, 2017, by sixty (60) days), which extends deemed approval date to April 20, 2017.

Mr. Pillart made a motion to table. Mr. Goetz seconded the motion and was approved by all.

SPECIAL EXCEPTION

Hrg. # 1-17 Harvest Valley Farms Market (Art King) - Recommendation to the Zoning Hearing Board for Special Exception Use Application pursuant to Zoning Ordinance, Chapter 27, Part 7, Section 27-701, Granting and Evaluation of Special Exception Uses, Section 27-738, (Farmette), and Section 27-239, (Farm Stand Retail). Property located at 6003 Cunningham Road, Gibsonia, PA, Lot & Block No. 2190-H-111. Zoning District "RA" One – Acre Residential. Plan dated December 15, 2016.

Mr. Tom Kyle, Hampton Technical Associates, Inc. and Mr. Art King, Harvest Valley Farms, presented a Special Exception narrative of the proposed addition and site plan. The addition will house a bakery area. Items presented and discussed for future presentation of land development were: parking and concrete curb in parking area closest to Wm. Flynn Hwy., bufferyard/landscaping, lighting, gravel/asphalt areas, and transparency in accordance with Zoning Ordinance.

Mr. Goetz made a motion to recommend Application of Special Exception Use for the Harvest Valley Farms Market. Letter dated January 4, 2017, from Shoup Engineering, is to be given to the Zoning Hearing Board. Mr. McChesney seconded the motion and was approved by all.

NEW BUSINESS

Perry – Turner Plan of Lots (Sciulli Classic Homes Inc., Applicant) – Consideration of a seven (7) lot, (six-6 new and one-1 existing) Preliminary and Final Subdivision. Property situate 1337 Woodhill Drive (formerly 5400 Turner Road), Lot & Block No. 1507-N-79, and 5410 Turner Road, Gibsonia, PA, Lot & Block No. 1507-N-56. Zoning District "RM" Medium – Intensity Residential District. Perry-Turner Road Plan of Lots dated November 22, 2016. Deemed approval date April 9, 2017.

Chris Richardson, Hampton Technical Associates, Inc., Anthony Sciulli and Mike Perry, Sciulli Class Homes, Inc., presented the proposed subdivision. Letter dated January 6, 2017, from Hampton Technical Associates, Inc., was reviewed in response to comments from Shoup Engineering letter dated January 4, 2017.

The proposed subdivision consists of seven (7) lots. Lot 1 currently a SFD, Lots 2 through Lot 6 will be potential new construction of SFD, and Lot 7, currently a SFD, is included in the subdivision due to a lot line revision.

Hampton Technical Associates, Inc. is in process of preparing and submitting PA DEP Protection Sewage Facilities Planning Module documents to the Township

Discussion ensued regarding sidewalks to be installed on Lots 1 through 7 as per Sidewalk Ordinance.

Transportation Impact Fee of \$1,917.00 to be applied with each application for building permit, per lot, (Lot 2 through Lot 6), a total of \$9,585.00 was presented.

Mr. McChesney made a motion to table the proposed 7 lot, (six-6 new and one-1 existing) Preliminary Plan. A letter of satisfaction from Shoup Engineering will be needed, along with clarification of sidewalk for Lot 7. Mr. Goetz seconded the motion and was approved by all.

Giant Eagle, Inc. (3 Separate Applications) – Consideration of zoning change, plans for properties situate 4103 Grandview Drive, Lot & Block No. 1832-L-150, from “RA” One-Acre Residential to “RH” High-Intensity Residential, 4107 Grandview Drive, Lot & Block No. 1832-M-295, from “RA” One-Acre Residential to “RH” High-Intensity Residential, and 4115 Grandview Drive, Lot & Block No. 1832-M-289 from “RA” One-Acre Residential to “RH” High –Intensity Residential. Plans dated December 16, 2016.

Mr. Gaichas reviewed the procedure for zoning change.

Mr. Pat Avolio, Director, Real Estate Development & Construction, and Mr. Donald P. Trant, Trant Corporaion, presented the proposed zoning district change of three (3) lots, from “RA” One – Acre Residential, to “RH” High-Intensity Residential, a total of 28.618 acres, to reflect proposed eighty-one (81) townhomes and six (6) SFD.

Shoup Engineering letter, dated January 4, 2017, was presented.

A proposed access road into the parking lot of the current “Get Go”, slope analysis, heavy gas lines, bufferyards, traffic congestion, and safety issues were discussed. Mr. Goetz pointed out the PRD Ordinance regarding access and connector roads.

Public comments and concerns about the proposed zoning change:

Mr. Dean Simpson, 5720 Oakhill Road. Mr. Simpson commented on the need for a traffic study/ trip generation, and the access road into current “Get Go” not being a viable option.

Mr. Tom Zukowski, 5746 Oakhill Road. Questions of ownership regarding the three (3) lots, and acreage versus the number of townhouses.

Mr. Walter Roth, 4151 Grandview Drive. Questions regarding a possible access road to Oakhill Road.

Mr. Doug Goncar, 4116 Grandview Drive. Potential traffic congestion, and bufferyard on Grandview Drive.

Mr. James Hite, 5726 Oakhill Road. Commented on four (4) current “RH” districts, and characteristics of neighborhoods.

Ms. Edna Davis, 5731 Oakhill Road. Concerns regarding children walking, riding bicycles, and congestion on Grandview Drive due to more traffic.

Ms. Alison Brooks, 5725 Oakhill Road. Alteration of a “good community”.

Mr. Justin Jocuns, 5977 State Road. Questioned traffic study procedure for zoning change.

The Planning Commission recessed to executive session at 8:50 pm, returned 9:00 pm.

Mr. McChesney made a motion to deny the proposed zoning change. Mr. Goetz seconded the motion. A roll call vote of 3-1 to not recommend the proposed rezoning.

There being no further business, the meeting was adjourned at 9:05 pm.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board