

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, MARCH 20, 2017**

MEMBERS

Tim Gaichas – Chairman
Diane Pontoriero – V. Chairman
Robert Goetz – Secretary
Joseph Pillart

OTHERS PRESENT

Dean Bastianini – Township Manager
Sara Knapp – Environmental Coordinator
Grace Portuesi – Recording Secretary

The meeting of the Planning Commission was called to order at 7:10 pm by Mr. Gaichas. There were sixteen (16) people in the audience.

APPROVAL OF MINUTES

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of February 20, 2017. The motion was seconded by Mr. Gaichas and it was approved by Ms. Pontoriero and Mr. Gaichas with Mr. Goetz and Mr. Pillart abstaining as they were not present at the February 20, 2017 meeting.

UNFINISHED BUSINESS

- a. Pamela A. Linn – Consideration of a two lot Preliminary and Final Subdivision, Lot & Block No. 1833-K-275.

Mr. Goetz made a motion to table. Ms. Pontoriero seconded the motion and it was approved by all.

- b. Christian Community Church - Consideration of Preliminary and Final Land Development Plan to construct a 6,100 sq. ft. building addition. Plan with latest revision date of February 27, 2017. Deemed approval date May 21, 2017.

Mr. Gaichas entered into the record, a) letter dated February 21, 2017, from Richland Township to the applicant, informing of the plan being tabled, b) letter from Allegheny County Planning Division, dated February 16, 2017 with comments on the proposed development, c) letter from Shoup Engineering, dated March 13, 2017, and d) Transportation Impact Fee Calculation of \$3,795.00

Brian Chelbus, Tetra Tech Inc. and Douglas Sipp, Sipp & Tepe Architects, LLC, presented the revised plan. The letter dated March 16, 2017 from Tetra Tech, Inc. was reviewed. Items discussed: building and roofing materials to match existing building, dumpster enclosure criteria, addition of cherry trees and landscaping, transparency requirements, elevations, and verification of on-lot-sewage disposal system from Allegheny County Health Department.

At the conclusion of the discussion, Ms. Pontoriero made a motion to approve the Preliminary and Final Plan, contingent upon: 1) Transportation Impact Fee \$3,795.00 paid upon issuance of building permit, 2) addition of two (2) sand cherry trees along sanctuary parking area, as shown on the elevation plan, not the landscaping plan, 3) supply details for more opaque dumpster door, 4) clarification of transparency requirements on façade facing parking lot, 5) recommendation of building materials

submitted; metal, foot base block, and roofing materials, and 6) letter of satisfaction from Shoup Engineering. Mr. Pillart seconded the motion and it was approved by all.

NEW BUSINESS

- a. PG Investors LLC – Consideration of Preliminary Land Development Plan to construct a 6,300 SF addition for a preschool with a 30 space parking lot. Existing house to remain for preschool administration. Plan with latest revision date of February 27, 2017. Deemed approval date June 18, 2017.

Mr. Gaichas entered into the record, a) letter dated February 27, 2017 to Kay Pierce, Allegheny County Planning Division, b) letter dated March 13, 2017, from Shoup Engineering, and Transportation Impact Fee Calculation of \$42,174.00.

Tom Cenna, Hampton Technical Associates, Martin Busser, Indovina Associates Architects, and Craig Suppo presented the plan.

The proposed addition would house a preschool, no daycare or afterschool program, for approximately 90 students. Comments from the Shoup Engineering letter dated March 13, 2017 were discussed. Additionally, parking, including number of spaces, internal sidewalks, screening of lot, reversal of angular parking, drop off area, traffic impact, location of outdoor activity recreation area, impact of existing landscaping, driveway ingress/egress, demolition of existing garage, easement of Consolidated Communications for fence and pole yard, and dumpster enclosure criteria were discussed.

Keith Twaddle, 5523 Richland Road, expressed concern of traffic impact on Gibsonia (Rt. 910) and Richland Roads. Mr. Twaddle complimented the Planning Commission for their time and efforts given to the Township.

Mr. Goetz made a motion to table the Preliminary Plan pending the submission of a revised plan with additional information including: parking, internal sidewalks, screening of parking area, drop off area, traffic impact, outdoor activity recreation area, landscaping, and a written response to the comments contained in the Shoup Engineering review letter. Ms. Pontoriero seconded the motion and it was approved by all.

- b. Harvest Valley Farms - Consideration of Preliminary Land Development Plan to construct a 600 sq. ft. building addition and parking addition. Plan with latest revision date of February 24, 2017. Deemed approval date June 18, 2017.

Mr. Gaichas entered into the record, a) the Zoning Hearing Board's decision to grant Special Exception with two (2) conditions: 1) installation of additional landscaping between the applicant's property and the property of Biernesser to the north, and 2) that storm water drainage on the property will be controlled on site and routed to the catch basin or the trench drain on the property, b) letter dated February 27, 2017 to Allegheny County Planning Division, c) letter dated March 13, 2017, from Shoup Engineering, and d) Transportation Impact Calculation of \$3,795.00.

Tom Kyle, Hampton Technical Associates, and Larry King presented the plan. Shoup Engineering's letter was reviewed as well as parking lot aisle width, calculation of number of required spaces, curb width, dumpster enclosure, and verification of on-lot-sewage disposal system from Allegheny County Health Department. Building materials of the proposed addition will be identical to the existing building.

Mr. Pillart made a motion to table the Preliminary Plan pending the items discussed during the meeting. A letter of satisfaction, from Shoup Engineering, will be needed to verify that all identified issues questioned have been satisfied, and samples of building facade materials with color swatches are to be presented and approved by the Planning Commission. Ms. Pontoriero seconded the motion and it was approved by all.

COMMENTS FROM THE BOARD

Ms. Pontoriero questioned the construction signs at Krebs Chrysler Jeep Dodge. Ms. Knapp responded that they are in process of facade renovations and in process of acquiring a sign permit.

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