

**RICHLAND TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, APRIL 17, 2017**

**MEMBERS**

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

**OTHERS PRESENT**

Jeff Walzer - Bldg/Code Enforce. Off.  
Grace Portuesi – Recording Secretary

The meeting of the Planning Commission was called to order at 7:10 pm by Mr. Gaichas. There were eight (8) people in the audience.

**APPROVAL OF MINUTES**

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of March 20, 2017. The motion was seconded by Mr. Pillart and it was approved by all except Mr. McChesney who was absent from the March meeting and abstained.

**CORRESPONDENCE**

The Planning Commission acknowledged an email from Mr. Justin Jocuns questioning the criteria for the Commission members' recommendation that Medical Marijuana Facilities be limited to the Light Industrial/Manufacturing District. Mr. Gaichas responded that the Light Industrial/Manufacturing District is a most appropriate Zoning District for this particular use.

**NEW BUSINESS**

Perry – Turner Plan of Lots Sewerline Extension Planning Module Component 4A – Approval of PA DEP Sewage Facilities Planning Module Component 4A.

Mr. Goetz made a motion to recommend approval of the PA DEP Sewage Facilities Planning Module 4A for Perry-Turner Plan of Lots Sewerline Extension. The motion was seconded by Mr. McChesney and approved by all.

**UNFINISHED BUSINESS**

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

Mr. Gaichas entered into the record, a) application dated October 31, 2016, b) plan narrative dated April 3, 2017, c) response letter, dated November 9, 2016, from Allegheny County Department of Economic Development, d) letters dated November 11, and November 16, 2016, from Shoup Engineering, e) letter dated March 2, 2017, to Pamela A. Linn, f) Transportation Impact Fee of \$1,917.00, g) letter dated April 12, 2017, from Shoup Engineering, and h) recent tap fee paid (4,798.50) for existing SFD Lot 1.

Mr. Stan Graff, Graff Surveying LLC, presented the revised plan. Mr. Gaichas acknowledged Shoup Engineering's review letter of April 12, 2017 stating that all items

from previous review letters have been adequately addressed, except for the approval of the Richland Township Board of Supervisors regarding the PA DEP Sewage Facilities Planning Module Component 3 submitted.

Mr. Pillart made a motion to approve the PA DEP Sewage Facilities Planning Module Component 3 and Preliminary & Final approval of the two (2) lot Subdivision Plan, contingent upon the Sewage Facilities Planning Module Component 3, approval of the Richland Township Board of Supervisors. Ms. Pontoriero seconded the motion and it was approved by all.

- b. PG Investors LLC – Consideration of Preliminary Land Development Plan to construct a 6,300 SF addition for a preschool.

Mr. Gaichas entered into the record, a) application dated February 24, 2017, b) letter dated March 20, 2017, from Martin Busser, c) letter dated March 22, 2017, to D. Knox, and d) response letter dated March 27, 2017, from Hampton Technical Associates.

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

Discussion ensued regarding: a) revisions made on the plan, b) overflow of special event and staff parking, if needed at First Presbyterian Church of Gibsonia, with no sidewalks along Gibsonia Road (Route 910) to the preschool property, causing a safety issue, c) concerns of the recreation area location, driveway entrance/exit width, and various drop off/pick up times.

Mr. Cenna commented that he received an email from Consolidated Communications granting permission to enter the pole yard for access to stormwater and a sewer line.

Deb Knox, owner of PG Future Investors LLC, explained the location and staggering of student drop off/pick up times. After review of the data provided, the Planning Commission expressed concern regarding the number of cars involved, focusing on parking, and entrance/exit of the parking lot during the narrow span of time discussed in order not to create a traffic problem on one of the “busiest” roads in the Township.

Mr. Goetz emphasized the requirement/need of a traffic study to be performed. He also recommended the revision of 24 foot width driveways entrance/exit to a 12 foot width. From a safety standpoint, making the revision would allow only one (1) car at a time to enter/exit the driveway in a safe manner.

Ms. Pontoriero expressed her concerns of safety and location of the recreation area.

Martin Busser, Indovina Associates Architects, summarized the pre-engineered building. The base façade of the structure will consist of natural masonry, proposing the remainder to be made up of an exterior metal panel system. Samples of building materials were presented. Transparency was also discussed with revisions to be made.

Ms. Knox verbally requested a forty-five (45) day extension from the deemed approval date of June 18, 2017 and agreed to submit a letter to Richland Township of her request.

Mr. McChesney made a motion to table the Preliminary Plan pending the submission of a revised plan including: parking, width of driveway entrance/exit, traffic study, outdoor activity recreation area, transparency revisions, waiver letter requesting a forty-five day extension from the deemed approval date of June 18, 2017, (as agreed to verbally by Deb Knox at the Planning Commission meeting of April 17, 2017), and a written response to each of the comments contained in the Shoup Engineering review letter dated April 12, 2017), as well as other conditions stipulated by Mr. Gaichas. Ms. Pontoriero seconded the motion and it was approved by all.

### **COMMENTS FROM THE BOARD**

The Planning Commission discussed the need for the Zoning Ordinance to be revised and that the preschools be included with schools. They would also like new definitions be put in the Ordinance for preschools and daycare centers. They requested that language be written up by the solicitor for their review.

### **COMMENTS FROM THE FLOOR**

Carla Fritz, Consolidated Communications, stated that Consolidated Communications granted permission to run the stormwater and sewer line back through the pole yard, contingent upon several stipulations.

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