

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, MAY 15, 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 7:15 pm by Mr. Gaichas. There were nine (9) people in the audience.

APPROVAL OF MINUTES

Mr. Pillart made a motion to approve the minutes from the Planning Commission meeting of April 17, 2017. The motion was seconded by Ms. Pontoriero and it was approved by all.

UNFINISHED BUSINESS

PG Future Investors LLC – Consideration of Preliminary Land Development Plan to construct a 6,300 SF addition for a preschool. Revised Plan dated April 24, 2017. Applicant waived deemed approval date of June 18, 2017 by forty-five (45) days, which extends deemed approval date to August 2, 2017.

Tom Cenna, Hampton Technical Associates, Inc., Joshua Haydo, David E. Wooster & Associates, Inc., Craig Suppo, and PG Future Investors LLC representation, Mitchel Zemel, Esquire.

Discussed was review letter dated May 10, 2017 from Shoup Engineering, pertaining to applicant entering into a stormwater management operation and maintenance agreement, landscaping bond or other financial security to be posted with Richland Township, pursuant to code Section 27-510.C in the amount of 110% of the cost of required landscaping to cover replacement of dead or unhealthy landscaping for a period of five (5) years, prior to final approval by the Richland Township Board of Supervisors, applicant is to provide a written agreement with Consolidated Communications indicating that terms of stormwater access and easement encroachment are acceptable, and submission of traffic study.

Discussion further ensued regarding: a) Traffic Study from David E. Wooster & Associates, dated May 4, 2017, b) revised Transportation Impact Fee of \$19,170.00, c) revision of building transparency, d) safety concerns of pedestrians crossing Gibsonia Road (Rt. 910), e) hours of operation, and f) color renderings of building materials.

Mary Abraham, Consolidated Communications, stated, that at this time, there are no legal agreements with PG Future Investors, LLC. Mitchel Zemel, Esquire, said draft agreements are in process, but to date, nothing has been signed. As per letter dated April 28, 2017, from Carla Fritz, Consolidated Communications, issues of fencing, parking spaces, stormwater access, and easement encroachments still exist.

Mr. Goetz questioned the width of the drop off loop and turning radius, requesting further review/revision of the area. He further expressed his concerns regarding the impact of the queue calculation for peak time and would like presentation of calculations to substantiate safety, thereby, not creating a safety problem. He questioned the parked cars, if the queue is backed up in the parking lot, essentially the parked cars are blocked in, stacking traffic onto Richland Road. He further noted the need for proper signage on the property.

Mr. Gaichas questioned if parents will drop the children off in the specified drop-off area, or park their car and walk their child into the preschool. Mr. Zemel, replied that the majority of children are very young and will be walked into the preschool.

Mr. Suppo stated that with staff parking off site, taking into account the numbers on the maximum days, Monday and Friday, (sixty-six (66) students-maximum number), the parking lot according to the traffic study will suffice with no major impact to traffic.

Mr. Gaichas questioned overflow parking for events. PG Future Investors LLC will stagger programs, and enter into a written agreement with Gibsonia Presbyterian Church regarding parking. A suggestion was to review Richland Township Zoning Code, Section 27-507, (Temporary Uses & Structures) regarding temporary events on site.

Ms. Pontoriero questioned if there were requirements from PA Department of Education or Health Department for the proposed preschool. Mr. Zemel commented that the applicant will meet the required criteria of both departments.

Keith Twaddle, 5523 Richland Road, expressed concern of traffic impact on Gibsonia Road and Richland Road during peak hours of operation. He thanked Consolidated Communications for solving the lighting issue, along with PG Future Investors LLC for efforts in the clean-up of debris, and the proposed landscaping plan.

Ms. Pontoriero asked PG Future Investors LLC to specifically clarify, at the next Planning Commission meeting, the following: a) turning templates showing how vehicles can safely make a right turn on to Richland Road without the risk of encroaching upon the oncoming lane, b) queue length calculations for peak drop off/pick up times, c) samples of all building materials and color swatches for the proposed addition based on Richland Township Ordinance, d) specific narrative about the choice of location regarding the recreation area, what safety measures will take place in order to provide safety for the children (in such close proximity to high volume of traffic), e) revision to the landscape plan showing a mix of evergreen and deciduous plants to provide winter screening, f) an official written schedule, from the applicant, which includes the staff hours, school hours (for each group), specific pick-up and drop-off times, and totals/maximums for each of the groups dropping-off and/or parking. (The schedule will be a part of the recommendation) If schedules change in the future, the applicant will need to return for further review, g) written agreement between Gibsonia Presbyterian Church regarding parking, specific handling of overflow parking, accompanied by written agreements with any third party that claims to/will assist the applicant with off-site parking. Review of Richland Township Zoning Code Section 27-507 (Temporary Uses & Structures). In addition, applicant will provide a detailed written explanation of staff

members, students, and parents procedure for crossing Gibsonia Road, (Rt. 910), five days a week, during at least some peak traffic hours without a sidewalk, crosswalk, or signal in a safe manner for all involved, indefinitely, h) dumpster enclosure details, i) cut sheets for lights in the lighting plan, j) provide legal agreements between Consolidated Communications and PG Future Investors LLC. Clarify what procedures will take place if legal agreements are not acquired with Consolidated Communications, and k) future issues, not previously discussed, may be reviewed by the Planning Commission.

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

Harvest Valley Farms - Consideration of preliminary land development plan to construct a 600 sq. ft. building addition and parking addition. Latest revision April 24, 2017. Applicant waived deemed approval date of June 18, 2017 by sixty (60) days, which extends deemed approval date to August 17, 2017.

Mr. Gaichas entered into the record, a) email from Art King, dated April 27, 2017, requesting a sixty (60) day extension from the deemed approval date of June 18, 2017, b) application for land development dated February 27, 2017, c) Transportation Impact Fee of \$3,795.00, d) Shoup Engineering review letter dated May 10, 2017, and e) letter dated March 22, 2017 to Art King.

Adrian Halterlein, Hampton Technical Associates, Inc. and Art King presented the revisions to the Planning Commission. Items discussed: a) width of 20 foot aisle to be adjusted to 24 feet, eliminating one (1) parking space in the row, b) existing dumpster will be used, c) samples of building materials presented match the existing building.

Ms. Pontoriero made a motion to approve the Preliminary and Final Land Development Plan, contingent upon: 1) Transportation Impact Fee \$3,795.00, to be paid upon application of building permit, 2) removal of one (1) parking space, adjusting width in applicable row of parking, and 3) recommendation of building materials presented, matching existing building. Mr. Goetz seconded the motion and it was approved by all.

COMMENTS FROM THE BOARD

Ms. Pontoriero questioned Mr. Walzer if a previously signed Sewer Planning Module Component 4A, Pittsburgh Cut Flower, 4137 Bakerstown Road, needed to be entered into the Planning Commission minutes. His response was that the particular module did not need to be placed on the Planning Commission Agenda.

Mr. McChesney questioned if there are sewer tap issues. Mr. Walzer is not aware of any issues at this time.

COMMENTS FROM THE FLOOR

Mary Abraham, Consolidated Communications, stated, that at this time, there are a lot of issues regarding the agreements needed between Consolidated Communications and PG Future Investors LLC.

There being no further business, the meeting was adjourned at 8:10 pm.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman
Baker

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board