

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, JUNE 19, 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 eleven (11) people in the audience.

APPROVAL OF MINUTES

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of May 15, 2017. The motion was seconded by Mr. Goetz 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. Plans latest revised May 26, 2017.

Mr. Gaichas entered into the record: the application dated February 24, 2017; a) letter dated June 13, 2017, from Shoup Engineering; response letter dated May 26, 2017 from Hampton Technical Associates; a revised Traffic Impact Assessment dated May 24, 2017, from David E. Wooster & Associates, Inc.; Trans Associates' letter dated June 14, 2017, referring to parking and traffic revisions; and a letter dated June 16, 2017 from David E. Wooster & Associates Inc.

The letter dated June 13, 2017 from Shoup Engineering, commented on: a) stormwater management operation and maintenance agreement to be entered into by the applicant; b) landscape bond or other financial security to be posted with the Township; c) written agreement with Consolidated Communications indicating the terms of stormwater access, sanitary sewer access and easement encroachments; and, d) identification of a small portion of the egress site driveway to have a grade of 18.41%, which is very steep.

Mitchel Zemel, Esquire represented the applicant, and presented color samples of exterior building materials which included split faced block, windows (green), siding and metal roofing (beige). Materials presented will carry over to the existing structure.

During the meeting, Mr. Zemel presented: a) revised student drop off/pick up schedule, dated June 14, 2014, showing designated drop off/pick up times, which included parking information; b) letter dated June 19, 2017 from Hampton Technical Associates in response to Shoup Engineering's June 13, 2017 letter; and c) revised utility plan and construction detail plans dated June 16, 2017.

Mr. Zemel, noted that an agreement with Consolidated Communications for off-site stormwater management facilities is in process. No agreement has yet been reached regarding a sewerline.

Discussion ensued regarding Shoup Engineering's comment involving the 18% driveway grade and revised recreation/play area to include continuous or contiguous three (3) ft. high berm above grade at any point along the entire recreation /play area, fence, and landscaping, sidewalks in parking lot to be concrete, asphalt sidewalk along Richland Road. Additionally, lighting cut sheets were included in the plans and the dumpster enclosure is to consist of the same/similar materials as the preschool building, opaque and completely enclosed.

Revised landscaping plan was discussed, with Ms. Pontoriero suggesting additional evergreens to be placed in buffer yards, with a mixture of smaller shrubs, evergreens and larger species such as spruce or firs.

The proposed plan contains no off-site parking. If in the future, PG Future Investors LLC determines that additional off-site parking is needed, the developer must apply for a Plan Amendment.

Martin Busser, Indovina Associates Architects, will contact the Richland Township Fire Chief regarding an evacuation plan. Mr. Pillart commented that fire officials viewed and discussed the proposed plan, concluding that fire safety equipment should have no problem with entering or exiting the property.

Ms. Pontoriero made a motion to approve the Preliminary and Final Plan with the following conditions:

- 1) The maximum number of students in the facility shall be sixty-six (66).
- 2) The owner shall comply with the June 14, 2017 schedule for student drop off and pick up. There will be no more than twenty-one (21) students dropped off in the morning within any fifteen (15) minute time period. Owner to document actual student drop-off times upon request by the Township.
- 3) Use of the exterior building materials as presented.
- 4) Additional evergreens to be placed in buffer yards. A mixture of smaller shrubs, evergreens, and larger species such as spruce or firs.
- 5) The approved plan contains no off-site parking. If in the future, PG Future Investors LLC determines that additional off-site parking is needed, the developer must apply for a Plan Amendment.
- 6) An agreement with Consolidated Communications for off-site stormwater management facilities must be presented to the Board of Supervisors.
- 7) Payment of a Transportation Impact Fee of \$19,170.00 upon application for a building permit.

Mr. McChesney seconded the motion. A roll call vote with Mr. Gaichas, Mr. Pillart, Mr. Goetz, and Mr. McChesney voting "yes", and Ms. Pontoriero voting "no".

NEW BUSINESS

Gregory H. Peterson – Consideration of a two (2) lot Preliminary Subdivision. Lot & Block No. 1833-G-356. Plan dated May 23, 2017, revised June 13, 2017.

Mr. Gaichas entered into the record, a) application dated May 24, 2017, b) Zoning Hearing Board documentation dated February 15, 1974, c) letter dated May 25, 2017 to Allegheny County Department of Economic Development, d) Transportation Impact Fee calculation of \$1,265.00 to be paid upon a building permit issuance, e) document dated June 13, 2017, from Pederson & Pederson, and f) review letter dated June 15, 2017 from Shoup Engineering stating that a Non-Building Waiver cannot be used with this particular subdivision and that a DEP Planning Module Component must be submitted to the Township for approval.

Mr. Walzer summarized the details of the Zoning Hearing Board documentation, with Gregory H. Peterson, applicant, commenting.

Mr. Goetz made a motion to approve the proposed two (2) lot Preliminary and Final Subdivision Plan with the following conditions:

- a) Transportation Impact Fee of \$1,265.00 to be paid upon application of building permit for Lot 2.
- b) Item in Shoup Engineering's letter dated June 15, 2017 regarding Non-Building Waiver and DEP Planning Module Component submission to Richland Township.
- c) Removal of note on plan regarding Non-Building Waiver for Lot 2.

Ms. Pontoriero seconded the motion and it was approved by all.

COMMENTS FROM THE BOARD

Mr. Gaichas questioned the fenced in area located at 5600 Wm. Flynn Highway, (Sunoco). Mr. Walzer commented that a pipe under the driveway had collapsed.

There being no further business, the meeting was adjourned at 8: 20 pm.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board