

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

MEMBERS

Tim Gaichas – 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 eight (8) people in the audience.

APPROVAL OF MINUTES

Mr. Pillart made a motion to approve the minutes from the Planning Commission meeting of June 19, 2017. The motion was seconded by Mr. Goetz and it was approved by all.

NEW BUSINESS

4137 Bakerstown Road, LLC, (former Pittsburgh Cut Flower property) - Consideration of Preliminary Subdivision. Original Submittal Plan dated March 27, 2017, and sheets of various dates, February 16, 2017, March 22, 2017, and March 27, 2017. Deemed approval date October 15, 2017.

Mr. Gaichas entered into the record: the application dated July 5, 2017, letter dated June 27, 2017, to Allegheny County Department of Economic Development, and Shoup Engineering review letter, dated July 12, 2017 (review letter combining agenda item (2a) - Subdivision and agenda item (2b) – Land Development, Phase 1.

Mark Lesnick, Hampton Technical Associates, commented that the proposed subdivision will be a part of Phase 1 Land Development and then subdivided.

Mr. Goetz made a motion to table the proposed Preliminary Plan. A letter from Shoup Engineering is required stating that the applicant has met all requirements. Mr. Pillart seconded the motion and it was approved by all.

4137 Bakerstown Road, LLC, (former Pittsburgh Cut Flower property) - Consideration of Final PRD Land Development. Original Submittal Plan dated March 27, 2017, and sheets of various dates, February 16, 2017, March 22, 2017, and March 27, 2017. Deemed approval date October 15, 2017.

Mr. Gaichas entered into the record: the application dated July 5, 2017; letter dated June 27, 2017, to Allegheny County Department of Economic Development, Transportation Impact Fee calculation of \$39,215.00 (based on plan as submitted), and Shoup Engineering review letter,

dated July 12, 2017 (review letter combining agenda item (2a) - Subdivision and agenda item (2b) – Land Development, Phase 1.

Mark Lesnick, Hampton Technical Associates, commented on the sixty-one (61) units, (53 single and 8 duplex units), situated on approximately forty-five (45) acres, open space of approximately 31.5 acres. Included in discussion: NPDES Permit, approval from Breakneck Creek Regional Authority, Sewage Planning Module (in process), and removal of animals/fish currently in ponds. Mr. Gaichas suggested a bioswale to remove silt and pollution from surface runoff water.

On August 17, 2016, the Board of Supervisors granted tentative approval for the above plan. The Plan presented indicates revisions to the tentative approval. The Planning Commission requests the applicant to present a written description of the revisions. Included in the revisions: one (1) less dwelling unit, removal of two (2) existing ponds on site, (originally to be used for stormwater management) - now to be replaced with seven (7) individual detention basins, channels, and grading.

PennDOT permit for turning lanes on Bakerstown Road is in process.

Antoinette Zawisza, 300 W. Fenn Drive, expressed concern regarding locations of detention ponds and safety of children.

Mr. Goetz made a motion to table the proposed Preliminary Plan. A letter from Shoup Engineering is required stating that the applicant has met all requirements. Mr. Pillart seconded the motion and it was approved by all.

Chatham University, Eden Hall Campus – Consideration of Preliminary Land Development Plan to construct a forty-eight (48) bed Bunkhouse. Plan dated June 22, 2017. Deemed approval date October 15, 2017.

Mr. Gaichas entered into the record: the application dated June 26, 2017; a letter dated June 27, 2017, to Allegheny County Department of Economic Development, and Shoup Engineering review letter dated July 13, 2017.

Greg Quatchak, and Jerry Klodowski, Civil & Environmental Consultants, Inc., and Walt Fowler, Chatham University, presented the proposed Land Development Plan, highlighting the Bunkhouse (to be used for temporary use, not a dormitory), parking and maintenance facility, as approved on the third (3rd) revision to the Master Plan. A walking trail will parallel an existing driveway, with an outside firepit. Building materials will include wood, and glass, to allow for natural light.

Chatham University had received approval from the DEP for two (2) sewage planning modules. One has been used for a dormitory, and the other was to be used for a future dormitory. Currently, there are no future plans for the second dormitory; therefore, applicant is in process of asking the DEP for approval to reallocate the flow for the proposed Bunkhouse.

Number 12 on Shoup Engineering's review letter, dated July 13, 2017, references solar "smartflowers". Mr. Quatchak commented that they will not be a part of the project at this time. If in the future, Chatham University decides to add the "smartflowers", they will revisit Richland Township's Ordinance on lighting.

Documentation will be needed for a Transportation Impact Fee, to be calculated for the Bunkhouse project. The crosswalk across Ridge Road at the driveway will be flush with the road.

Jim Kelly, Richland Township Fire Chief, has reviewed and approved the location of the fire hydrant. Confirmation has been received from RTSA of a Bunkhouse sprinkler system.

Mr. Goetz made a motion to table the proposed Preliminary Plan. A letter from Shoup Engineering is required stating that the applicant has met all requirements. Mr. McChesney seconded the motion and it was approved by all.

There being no further business, the meeting was adjourned at 8:00 pm.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board