

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, AUGUST 21, 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 five (5) people in the audience.

APPROVAL OF MINUTES

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

UNFINISHED 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. Latest plan addressing Municipal comments dated July 31, 2017. Deemed approval date October 15, 2017.

Mr. Gaichas entered into the record: the application dated July 5, 2017, letter dated July 18, 2017, to Mr. Sam Mermelstein, response letter dated July 31, 2017, from Hampton Technical Associates, response letter dated July 28, 2017, from Allegheny County Department of Economic Development, and review letter dated August 16, 2017, from Shoup Engineering.

Mark Lesnick, Hampton Technical Associates, commented that the background of the proposed subdivision was discussed at the August 2017 Planning Commission meeting.

Allegheny County Department of Economic Development and Shoup Engineering review letters were discussed. Mr. Lesnick stated that since the submission of the plan to the Township, he has been in contact with Shoup Engineering to discuss revised items and notations to be added to the recording plan.

Mr. Mermelstein verbally requested a forty-five (45) day extension from the deemed approval date of October 15, 2017 and agreed to submit a letter to Richland Township of his request.

Mr. McChesney made a motion to table the proposed Preliminary Subdivision Plan. A letter of satisfaction, from Shoup Engineering, will be needed to verify that all identified issues questioned have been satisfied. 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, Phase 1. Original Submittal Plan dated March 27, 2017, and sheets of various dates, February 16, 2017, March 22, 2017, and March 27, 2017. Latest plan addressing Municipal comments dated July 31, 2017. Deemed approval date October 15, 2017.

Mr. Gaichas entered into the record: the application dated July 5, 2017, letter dated July 18, 2017, to Mr. Sam Mermelstein, response letter dated July 31, 2017, from Hampton Technical Associates, response letter dated July 28, 2017, from Allegheny County Department of Economic Development, and review letter dated August 16, 2017, from Shoup Engineering.

Mark Lesnick, Hampton Technical Associates, represented the applicant.

Allegheny County Department of Economic Development and Shoup Engineering review letters were discussed. Mr. Lesnick stated that since the submission of the plan to the Township, he has been in contact with Shoup Engineering to discuss revised items and notations to be added to the recording plan.

DEP Sewage Facilities Planning Module documents need to be submitted to Richland Township for review and approval. Mr. Lesnick handed out a drawing with the sight distance measured from the North Montour Road access that will be graded in this phase.

Raymond Bummer, 5570 N. Montour Road, also representing Mrs. Barbara Bardonner, expressed concerns of traffic traveling south out of the development to the intersection of N. Montour Road/Gibsonia Road (Route 910) with visibility being an issue. He questioned if it were possible to review the current submitted plan.

Mr. Mermelstein verbally requested a forty-five (45) day extension from the deemed approval date of October 15, 2017 and agreed to submit a letter to Richland Township of his request.

Ms. Pontoriero made a motion to table the proposed Land Development Plan, Phase 1. A letter of satisfaction, from Shoup Engineering, will be needed to verify that all identified issues questioned have been satisfied. Mr. Goetz 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 revised without revision date. Deemed approval date October 15, 2017.

Mr. Gaichas entered into the record: the application dated June 26, 2017, letter dated July 18, 2017, to Chatham University, response letter dated July 17, 2017 from Civil & Environmental Consultants, Inc., response letter dated July 31, 2017 from Allegheny County Department of Economic Development, letter dated August 10, 2017 from Allegheny Valley Joint Sewage Authority, and review letter dated August 16, 2017, from Shoup Engineering.

Jerry Klodowski, Civil & Environmental Consultants, Inc., represented the applicant. He pointed out that the bunkhouse is to be sprinklered, a fire extinguisher on site, and an additional fire hydrant will be placed in the driveway area.

Allegheny County Department of Economic Development and Shoup Engineering review letters were discussed. The six (6) foot wide pedestrian walkway was discussed and revised to a four (4) foot walkway with striping and pedestrian pavement marking legend on existing driveway from Ridge Road to Bunkhouse.

Pull off areas were considered, with the Planning Commission suggesting relocation of pull off area close to Ridge Road, to be moved to other side of the road.

If the applicant desires, signage may be placed in the bunkhouse area. Lighting will need to meet Richland Township lighting ordinance, with cut off sheets submitted to Shoup Engineering.

Ms. Pontoriero made a motion to approve the proposed Preliminary and Final Plan with the following conditions: a) all items shown on Shoup Engineering's letter dated August 16, 2017 are to be addressed, b) all issues shown on Allegheny County Planning Commission letter dated July 31, 2017, are to be addressed, excluding the six (6) foot wide pedestrian walkway area now to be revised to a four (4) foot wide pedestrian walkway area with pedestrian legend on existing driveway from Ridge Road to Bunkhouse, c) lighting included shown on plan is full cut off, d) relocation of pull off area close to Ridge Road to be moved to other side of the road, e) fire extinguisher to be placed at bunkhouse, and, f) notation that the Transportation Impact Fee is \$0.00, due to fact that there are no peak trips. Mr. Goetz seconded the motion and it was approved by all.

There being no further business, the meeting was adjourned at 8:25 pm.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board