

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, SEPTEMBER 18, 2017**

MEMBERS

Tim Gaichas – Chairman
Diane Pontoriero, V. Chairman
Jim McChesney

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 four (4) people in the audience.

APPROVAL OF MINUTES

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of August 21, 2017. The motion was seconded by Mr. McChesney and it was approved by all.

UNFINISHED BUSINESS

4137 Bakerstown Road, LLC, (former Pittsburgh Cut Flower property) - Consideration of Preliminary and Final 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 August 28, 2017. Deemed approval date October 15, 2017, extension of forty-five (45) days, which extends deemed approval date to November 29, 2017.

Mr. Gaichas entered into the record: the application dated July 5, 2017, Transportation Impact Fee Calculation of \$39,215.00, letter dated August 23, 2017 to Mr. Sam Mermelstein, letter dated August 30, 2017, from Mr. Mermelstein, extending the deemed approval date by forty-five (45) days to November 29, 2017, response letter dated August 28, 2017, from Hampton Technical Associates, and review letter dated September 13, 2017, from Shoup Engineering.

Mark Lesnick, Hampton Technical Associates, represented the applicant, and commented that they are aware of the issue mentioned in Shoup Engineering's letter dated September 13, 2017.

Ms. Pontoriero made a motion to approve the Preliminary and Final Subdivision, contingent upon: 1) Transportation Impact Fee \$39,215.00 to be paid upon application of building permit, 2) all items shown in Shoup Engineering letters, dated August 16, 2017 and September 13, 2017, to be addressed, including DEP Sewage Facilities Planning Module documents to be submitted to the Township. Mr. McChesney 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 August 28, 2017. Deemed approval date October 15, 2017, extension of forty-five (45) days, which extends deemed approval date to November 29, 2017.

Mr. Gaichas entered into the record: the application dated July 5, 2017, letter dated August 23, 2017 to Mr. Sam Mermelstein, Transportation Impact Fee Calculation of \$39,215.00, letter dated August 30, 2017, from Mr. Mermelstein, extending the deemed approval date by forty-five (45) days, response letter dated August 28, 2017, from Hampton Technical Associates, and review letter dated September 13, 2017, from Shoup Engineering.

Mr. Gaichas reviewed Shoup Engineering's letter of September 13, 2017. Mark Lesnick, Hampton Technical Associates, represented the applicant, and commented that they are aware of the nine (9) comments mentioned in Shoup Engineering's letter dated September 13, 2017, noting that the DEP Sewage Facilities Planning Module documents are in process.

Ms. Pontoriero made a motion to approve the Final PRD Land Development, Phase 1, contingent upon: 1) all items shown in letter dated September 13, 2017, from Shoup Engineering to be addressed, 2) bufferyards Nos. 10 and 12 (formerly Nos. 10 & 17) as shown on the approved final tentative plan, dated July 22, 2016, and approved by the Board of Supervisors on August 17, 2016 shall remain the same, 3) the project landscape architect meet with a Planning Commission member to review bufferyard Nos. 10 and 12, in addition to any other bufferyard that may need to be addressed in the future, and 4) Transportation Impact Fee of \$39,215.00 to be paid upon application of building permit. Mr. McChesney seconded the motion and it was approved by all.

Special Exception.

Hrg. 4-17 Jerry Sarabia, (tenant), and Christopher Schueller, (property owner) – Recommendation to the Zoning Hearing Board for Special Exception Use Application pursuant to Chapter 27, Part 7, Section 27-767, Place of Worship and/or Assembly, intention to occupy 3,600 square feet of the existing building to start a Church. Property located at 5316 Wm. Flynn Highway, Ste. 201, Gibsonia, PA, Lot & Block No. 1355-E-99. Zoning District "CC" Community Commercial District. Plan dated August 31, 2017.

Mr. Gaichas entered into the record: the Special Exception Use application and narrative dated September 5, 2017, and, review letter, dated September 11, 2017, from Shoup Engineering.

Mr. Gaichas reviewed the Special Exception Narrative. The proposed Place of Worship will be located within an existing building (second floor) that is in compliance with the current Zoning regulations of the "CC" Zoning District. Items discussed were: 1) direct access to pavement for entrance/exit, 2) ADA compliance, 3) parking, 4) access/egress to William Flynn Hwy. (Rt. 8), and 5) no façade revisions.

Hours of church services will be: Sundays, 11:00 am, and 7:00 pm., Wednesdays, at 7:30 pm., with possible events on Saturdays after 8:00 p.m.

Ms. Pontoriero made a motion to recommend Application of Special Exception Use for the proposed church (Potters House Christian Church) based on: 1) Township criteria being met, 2) maximum/sufficient parking to be addressed in order to meet Township Ordinance and Building Code, 3) a letter from the Landlord, (Christopher Schueller), regarding any issues or easements

involved in the shared parking lot with adjacent building owners, and 4) hours of church services to be documented for building use and parking. Letter dated September 11, 2017, is to be given to the Zoning Hearing Board. Mr. McChesney seconded the motion and it was approved by all.

There being no further business, the meeting was adjourned at 8:05 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board