

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, NOVEMBER 20, 2017**

MEMBERS

Tim Gaichas – Chairman
Diane Pontoriero – V. Chairman
Robert Goetz - Secretary
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 7:05 pm by Mr. Gaichas. There were ten (10) people in the audience.

APPROVAL OF MINUTES

Ms. Pontoriero made a motion to approve the minutes from the Planning Commission meeting of September 18, 2017. The motion was seconded by Mr. Gaichas and it was approved by all except Mr. Goetz and Mr. Pillart who were absent from the September meeting and abstained.

NEW BUSINESS

Robert and Kathleen Graham – Consideration of a lot consolidation plan for property situated, Lot & Block Nos. 1353-B-110, 0 Hardt Road, (vacant land) and 1353-B-117, 5302 Hardt Road, Gibsonia, PA. Plan latest revised November 9, 2017.

Mr. Gaichas entered into the record: the application and letter dated September 15, 2017, from Mr. Graham, requesting placement on the November 20, 2017 Planning Commission meeting agenda, letters dated September 26, and November 7, 2017, to Allegheny County Department of Economic Development, and review letter dated November 15, 2017 from Shoup Engineering.

Robert Graham presented the plan.

Mr. Goetz made a motion to recommend Preliminary and Final approval of Graham Lot Consolidation Plan. The motion was seconded by Ms. Pontoriero and approved by all.

Kevin and Candice Brown, (owner) and Barbara Haas (owner) - Consideration of a lot consolidation, and lot line revision for property situated, Lot & Block Nos. 1831-J-174, 1830-M-320, 3881 Casa Bello Lane, Gibsonia, PA, and Lot & Block No. 1830-M-136, 3810 Sahli Drive, Gibsonia, PA. Plan latest revised November 6, 2017.

Mr. Gaichas entered into the record: the application, dated September 25, 2017, letters dated September 26, and October 12, 2017, to Allegheny County Department of Economic Development, response letter dated October 20, 2017 and email to staff dated November 6, 2017, from Allegheny County Department of Economic Development, and review letter dated November 8, 2017 from Shoup Engineering.

Owners of the properties and Stan Graff of Graff Surveying LLC presented the plan.

Ms. Pontoriero made a motion to recommend Preliminary and Final Approval of Brown/Haas Plan, contingent upon a Certification of Title clause being shown on the plan for both land owners, and the acknowledgement that the non-conforming structures shown on the plan, if removed, cannot be replaced. The motion was seconded by Mr. Pillart and approved by all.

Mary Jo-Ann Kramer – Consideration of a lot line revision plan for property situate, Lot & Block No. 1504-H-151. Plan latest November 7, 2017.

Mr. Gaichas entered into the record: the application, dated November 6, 2017, letter dated November 8, 2017, to Allegheny County Department of Economic Development, and review letter dated November 13, 2017, from Shoup Engineering.

Mary Jo-Ann Kramer, Gene Oswald, (representing Ms. Kramer), and Maranda Nemeth, of Gibson –Thomas Engineering Co., presented the plan.

Ms. Pontoriero made a motion to recommend Preliminary and Final Approval of Mary Jo-Ann Kramer Lot Line Revision Plan. The motion was seconded by Mr. Goetz and approved by all.

There being no further business, the meeting was adjourned at 7:25 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board