

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

MEMBERS

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

OTHERS PRESENT

Dean Bastianini – Township Manager
Sara Knapp – Environmental Coordinator
Grace Portuesi – Recording Secretary

The meeting of the Planning Commission was called to order at 7:05 pm by Mr. Gaichas. There were eleven (11) in the audience.

2016 YEAR END REPORT

Ms. Pontoriero made a motion to approve the 2016 Year End Report as submitted. The motion was seconded by Mr. McChesney and it was approved by all.

APPROVAL OF MINUTES

Mr. McChesney made a motion to approve the minutes from the Planning Commission meeting of January 9, 2017. The motion was seconded by Ms. Pontoriero and it was approved by all.

UNFINISHED BUSINESS

- a. Pamela A. Linn – Consideration of a two lot Preliminary and Final Subdivision, Lot & Block No. 1833-K-275.

Ms. Pontoriero made a motion to table. Mr. McChesney seconded the motion and it was approved by all.

- b. Perry – Turner Plan of Lots (Sciulli Classic Homes Inc., Applicant) – Consideration of a seven (7) lot, (six-6 new and one-1 existing due to lot line revision) Preliminary and Final Subdivision. Latest revised Plans January 10, 2017.

Mr. Gaichas stated for the record that the Transportation Impact Fee of \$9,585.00, (\$1,917.00 per lot) shall be paid upon application for building permit, for Lots #2 through Lot #6. He also acknowledged Shoup Engineering review letters dated January 4, 2017 and January 11, 2017, and an email dated February 20, 2017 stating that all items from the previous review letters had been adequately addressed, except for the submission of a PA DEP Sewage Facility Planning Module.

Chris Richardson, Hampton Technical Associates, Inc., Anthony Sciulli and Mike Perry, Sciulli Class Homes, Inc., presented the proposed plan.

A discussion ensued regarding sidewalks. The focus of the discussion was the requirement for a sidewalk the full width of Lot #7. Mr. Gaichas stated that in his opinion the shrubbery along the frontage of Lot #7, which appears to be within the road right-of-way, causes a safety issue and should be removed.

He referred to Section 27-506 C (5) (Fences, Walls and Hedges), of the Zoning Ordinance.

Ms. Pontoriero made a motion to approve the proposed seven (7) lot, Preliminary & Final Subdivision Plan, contingent upon submission of a sewage facility planning module, payment of the Transportation Impact Fee upon building permit application, and sidewalks being installed the full width of all lots; including Lot #7, as per ordinance. Mr. McChesney seconded the motion and it was approved by all.

NEW BUSINESS

Christian Community Church – Consideration of Preliminary Land Development Plan to construct a 6,100 sq. ft. building addition. Plans with last revision dates of December 7, 2016 and January 16, 2017. Deemed approval date May 21, 2017.

Mr. Gaichas entered into the record, a) the Planning Commission's recommendations to Zoning Hearing Board regarding the Church's Special Exception application, b) The Zoning Hearing Board's Special Exception Approval, c) review letters from Shoup Engineering dated November 16, 2016, February 15, 2017, d) and letter from Mr. Walzer to Allegheny County requesting comments on the proposed development, and e) a Transportation Impact Fee Calculation of \$3,795.00.

Brian Chlebus, Tetra Tech, Inc., presented the plan. Items discussed included the building design, landscaping, lighting, parking, (including whether wheel stops are needed) signage, enclosure material for the dumpster, and the need to obtain a permit from the Allegheny County Health Department for the on lot sewage system.

Douglas Sipp, Sipp & Tepe Architects, LLC, distributed tan and brown samples of the proposed building materials.

At the conclusion of the discussion, Ms. Pontoriero made a motion to table the Preliminary Plan pending the submission of additional information and a written response to the comments contained in Shoup Engineering review letters. Mr. McChesney seconded the motion and was approved by all.

COMMENTS FROM THE FLOOR

Dean Bastianini, Richland Township Manager, discussed a letter written by Mr. Charles Means, Richland Township Solicitor, regarding the zoning implications of Pennsylvania's Medical Marijuana Law.

Mr. Gaichas requested that the Solicitor evaluate whether the cash nature of the businesses constitutes a threat to public safety.

At the conclusion of the discussion, the Commission unanimously agreed that growing/processing facilities be allowed as a permitted use within the Restricted Light Industrial "M" District and that dispensaries be listed as a permitted use in the Community Commercial "CC" District.

There being no further business, the meeting was adjourned at 7:50 pm.

Approved by,

Respectfully submitted,

Tim Gaichas – Chairman

Grace Portuesi – Recording Secretary

cc: Richland Township Board of Supervisors
Zoning Hearing Board