

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, MARCH 17, 2008**

MEMBERS:

Tim Gaichas – Chairman
Joseph Pillart – Vice Chairman
Bob Goetz – Absent
Jim McChesney
Diane Pontoriero

OTHERS PRESENT:

Jeff Walzer – Bldg. Code Enf. Officer
Suzanne Owens – Recording Secretary

The meeting of the Planning Commission was called to order by Mr. Gaichas on March 17, 2008, at 7:00 p.m. There were approximately eleven people in the audience.

Ms. Pontoriero made a motion to approve minutes from Planning Commission Meeting of February 18, 2008. The motion was seconded by Mr. McChesney and approved by all.

CORRESPONDENCE

The Planning Commission acknowledged a letter dated March 3, 2008, from Mr. Joseph Tassone, Echo Real Estate, submitting revised plans, lighting specifications and building elevations for Texas Roadhouse. Echo will present their request for preliminary and final land development approval at the March 19, 2008, Board of Supervisor's meeting.

The Planning Commission acknowledged a letter dated September 20, 2007, from Mr. Dean Bastianini and signed February 20, 2008, by Mr. Phil Bishop, regarding the Sonic Restaurant, the recommendations that were preliminary and final from the Planning Commission, as well as what was recommended to the Supervisors.

The Planning Commission acknowledged a letter dated February 19, 2008, from Ms. Jennifer Wortman, Famous Footwear, informing the Board of Supervisors as well as the Planning Commission of the hours of the Famous Footwear and the assurances that site lighting will be turned off within one hour of closing and emergency lighting will remain on through the night.

The Planning Commission acknowledged a letter dated February 18, 2008, from Robert McCollim, National Survey and Engineering, stating that TKC Land Development would like to waive the 90-day action requirement for sub-division and land development plans for Tractor Supply.

UNFINISHED BUSINESS

Tractor Supply Company/The Keith Corporation – Zottola Property – Consideration of a two lot subdivision for the property situated at 6080 William Flynn Highway, Oak Ridge Plan of Lots No. 2. Lot & Block No. 2190-H-25. Revised plans dated February 22, 2008. Deemed approval date of May 17, 2008 waived per letter dated February 18, 2008.

Mr. Gaichas stated for the record the Special Exception will be heard by the Zoning Hearing Board on Tuesday, March 18, 2008.

Robert McCollim, R. A. Smith National, presented the revised plans for consideration of a two lot subdivision which would create a 4.7 acre lot for a Tractor Supply Store at 6080 William Flynn Highway. Wendy Fulton, Keith Corporation, was also present.

Mr. McCollim read and gave a brief summary of the items contained in his letter dated February 25, 2008, to Mr. Scott Shoup which was in response to the February 11, 2008, letter from Mr. Shoup.

Mr. McCollim then discussed the comments contained in Mr. Shoup's review letter dated March 10, 2008. Topics discussed included:

Item 1.A. – A note will be added to the plan indicating which parcel(s) are guaranteed a right-of-access and utilities to the private street.

Item 1.B. – A note will be added to the plan indicating who is responsible for maintenance of private street, and this will be submitted for the Township Solicitor's review as well.

Item 1.C. – Mr. McCollim will contact Mr. Shoup for clarification of Item 1C.

Item 2 – Mr. McCollim stated they are seeking the letters of capacity from Deer Creek and Allegheny Valley. Mr. Gaichas requested that he notify Mr. Shoup of this.

Item 3 – The easement for sanitary sewer lines will be shown on subdivision plan.

Item 4 – The misspelling of Heckert Road will be corrected.

Ms. Pontoriero made a motion to table consideration of a two lot subdivision until the issues from the current Shoup Engineering letter dated March 10, 2008, are resolved and shown on the plans. The motion was seconded by Mr. Pillart and approved by all.

Tractor Supply Company/The Keith Corporation – Zottola Property – Consideration of preliminary land development plans for the construction of a Tractor Supply Store on property situated at 6080 William Flynn Highway, Oak Ridge Plan of Lots No. 2, Parcel A-2. Lot & Block No. 2190-H-25. Revised plans dated February 25, 2008. Deemed approval date of May 17, 2008 waived per letter dated February 18, 2008.

Mr. Gaichas stated that plan approval cannot be granted until the Zoning Hearing Board considers the applicant's Special Exception application.

Mr. McCollim, R. A. Smith National, presented the revised plans for consideration of preliminary land development for the construction of a Tractor Supply Store at 6080 William Flynn Highway.

Mr. Walzer stated that progress was made on the items contained in Mr. McCollim's February 25, 2008, letter which was in response to Mr. Shoup's letter dated February 11, 2008. Mr. McCollim then discussed the comments contained in Mr. Shoup's review letter dated March 10, 2008. Topics discussed included:

Item 1 – Mr. McCollim stated that with the purchase agreement, the right will be given to allow for the grading on Parcel A-1 and he will provide that to the Township.

Item 2 – Wendy Fulton presented renderings on the façade of the building. There was discussion on the split block versus brick as well as the gable pediment. There also was a general consensus on the color scheme going with darker colors.

Item 3 – Mr. Frank Zottola was present and stated that he has been discussing this with Shoup Engineering and it is in the process of being resolved. Mr. Zottola stated that an agreement will be drawn up with the Township taking the sewer line over and an easement will be granted.

Item 4 – Mr. Gaichas stated the dumpster can be enclosed with the same material as the building façade, but it must be fully enclosed and concealed.

Item 5 – Mr. McCollim presented information on the number of parking spaces at similar size existing store locations. They feel that 82 spaces will adequately handle the expected store traffic.

Item 6 – Mr. McCollim stated they are in the process of getting the National Pollutant Discharge Elimination System Permit from Allegheny County, and as soon as he gets a response back on acceptance he will forward it to the Township.

Item 7 – Mr. McCollim stated they will forward the paperwork on the Sewage Facility Planning Module once they receive it.

Item 8 – Mr. McCollim stated they moved the buffer planting from the edge of the property line to the top of the fill slope. They feel based on the site distances it will provide better screening at this location than putting the plantings right along the property line.

Item 9 – Additional items for discussion:

Signage – there currently is no plan for the sign.

- * Noise/Loud speakers – there will be no loud speakers.
- * Removal of sales trailer on Zottola property – the trailer has been removed.
- * Sidewalks leading to Heckert Road – the approved PRD plan needs to be reviewed to see exactly how far the sidewalk extends to Heckert Road. The goal is to have the sidewalks connect and have Tractor Supply do what they reasonably can to have their sidewalk extend down to Heckert Road.

Type of equipment displayed – this was discussed in detail last month. The proposed fencing is shown on the rendering. They are proposing regular chain link and black vinyl coated chain link down the side and the rear.

Due to a conflict, Mr. Bob Goetz was unable to attend the meeting. For the record, Mr. Gaichas read comments from Mr. Goetz regarding Tractor Supply:

The Existing Conditions Plan shows the 6,000 s.f. addition to the Zottola Plaza along with their proposed parking area and sidewalk on the private road. Plan should depict existing conditions rather than the proposed conditions. Mr. McCollim stated that since last month's meeting, a note has been added to indicate that some of the improvements have yet to be constructed.

Grading Plan and others don't show what type of paving is required in the diamond-hatched areas, or in the outdoor fenced area. Mr. McCollim stated that this is indicated as concrete paving on the legend.

Landscape Plan Note 5 "All slopes 2:1 and steeper..." Mr. Goetz suggested eliminating the Spiraea and provide larger (8') Austrian Pines. Mr. Gaichas said they need to look at Code Section 27-1401.1.H and verify what exactly fully buffered means. Ms. Pontoriero mentioned that there are some plantings that are not named on the plans (Dogwoods).

Mr. Goetz's final comment was regarding the sidewalk from Heckert Road which was already discussed.

Other items discussed were cut sheets for the lighting. Mr. Gaichas stated the lights appear to be compliant with the ordinance; however, this would need to be clarified by Mr. Shoup. The Transportation Impact Fee for the site as depicted would be \$42,160.00. Mr. Gaichas also stated that the actual rendering should be what is provided for recommendation of final approval. In other words, if a light is shown, that light should appear on the plan.

General Notes:

The Planning Commission would prefer brick on all four sides of the building, but does like rendering presented with gable pediment, smooth and textured brick and banding. Perhaps list a revision number on rendering (one with red metal roof).

Noise – no loud speakers, A/C units are special quiet units – provide data sheet.

Send response to Mr. Shoup detailing how each of the nine issues listed in his March 10, 2008, letter will be dealt with.

When providing final rendering, make it larger and show exact location of lights and have them accurate to the architecture.

The 82 parking spaces are more than adequate.

Review Code Section 27.1401.1.H regarding plantings to verify that what was provided is adequate. It was agreed to be more diverse with plantings and have them in 5 - 8' height range as well. Additional plants may be interspersed on the hillside for more variety and not necessarily for coverage.

Fully enclose the dumpster so that it is not visible – preferably with same materials as the façade so it is complimentary.

Review the PRD plan and then propose the sidewalk down to Heckert Road as it relates to the pre-existing and approved plans for the PRD Parkview Estates. The goal is to connect the sidewalks.

Solicitor will verify the existing conditions should be shown on the plan when submitted.

Label what will be concrete and impervious surfaces.

Payment of the Transportation Impact Fee in the amount of \$42,160.

Fencing across the front of the façade and matching chain link fence on the south side and the east side.

Due to the fact that this has not been approved by the Zoning Hearing Board, Ms. Pontoriero moved that the plans be tabled with the previous mentioned general notes. Mr. McChesney seconded the motion and it was approved by all.

NEW BUSINESS

Richard and Deborah Lokay – Consideration of a reverse subdivision plan combining two lots situated at 4027 Fisher Road. Plans dated December 2007. Deemed approval date June 14, 2008.

Mr. Lokay presented the plans and indicated that he wants to make two pieces of property one so he can build a garage. It was noted that Mr. Walzer is aware of what Mr. Lokay is planning and that a variance may be required due to the building line.

Ms. Pontoriero made a motion to grant preliminary and final approval to the reverse subdivision plan combining two lots situated at 4027 Fisher Road, plans dated December 2007, contingent on the two issues listed in the March 11, 2008 letter from Shoup Engineering. Prior to recording or accepting, this would have to be approved by Mr. Shoup. Mr. Pillart seconded the motion and it was approved by all.

Brash/Slebodnik – Consideration of a subdivision plan to revise an interior lot line revision, Lots 2 and 3 in the Richland Industrial Park Plan, for the property situated at 1009 Foggy Hollow Road. Plans dated January 11, 2008. Deemed approval date June 14, 2008.

Mr. Denis Ranalli, representing Richland Industrial Properties, presented the revised plans dated March 11, 2008, and discussed the review comments contained in Mr. Scott Shoup's letter of March 10, 2008, as well as the March 13, 2008, response letter from Pedersen & Pedersen. Topics discussed included:

Note that plan was submitted proposing only to alter a lot line location and to allow for approval of the plan by the Planning Commission only.

The Municipal Ordinance/Governing Body signature statement revisions have been made.

The new lot labels have been revised to read Lot "2R" and Lot "3R".

The Title and Mortgage Clauses have been revised and set up for Richland Industrial Properties.

Mr. Ranalli stated that the plan makes Lot 3 smaller by a little over 3/10 of an acre (.355) and makes Lot 2 a little larger by the same .355. It was noted that everything depicted on the plan does in fact already exist. Mr. Ranalli confirmed that Mr. Shoup did review the above responses and they indeed are fine.

Mr. McChesney made a motion to grant preliminary and final approval for a subdivision plan to revise an interior lot line revision, Lots 2 and 3 in the Richland Industrial Park Plan, for the property situated at 1009 Foggy Hollow Road, revised plans dated March 11, 2008, Project #07-083 Drawing #SP-1, Revision #1 contingent on the comments from Mr. Shoup's letter dated March 10, 2008. Ms. Pontoriero seconded the motion and it was approved by all.

Robert Brash/Roice Construction – Consideration of land development plans for Lot 2R in the Richland Industrial Park Plan, for the development of a 30' x 531' area situated at 1009 Foggy Hollow Road. Plans dated February 22, 2008. Deemed approval date June 14, 2008.

Mr. Denis Ranalli, presented the revised plans dated March 11, 2008, which corrects the error which was done by the surveyor. Mr. Shoup's review letter of March 11, 2008 commented that the fence extending beyond the front of the building was not identified with a drop down to 4'. Mr. Ranalli stated that the fence was never intended to go beyond the front of the building. The revised site plan now shows the additional 30' (the movement of the fence to the property line and shows that the aggregate area and the paving access drive are all moved by the 30').

Ms. Pontoriero made a motion to grant preliminary and final plan approval for the land development revision for Lot 2R in the Richland Industrial Park Plan for the development of the 30' x 531' area situated at 1009 Foggy Hollow Road with the following conditions:

- Revise lot label to read Lot "2R".
- Revise tree size from 8-10' to read 5' + trees
- Add notation to show mounding of trees
- Revise 23 trees to show 24 trees on depiction of the plan

Mr. Pillart seconded the motion and it was approved by all.

OTHER BUSINESS

Donna Snyder, a Richland resident, questioned what the trucking company at Foggy Hollow Road is going to do about landscaping. Also, do they have their Occupancy Permit because they apparently are working out of the building. Mr. Walzer was recently in touch with the owner and will contact him again regarding the commitment to landscape. The Planning Commission requested a letter be sent stating that he needs to come back in with plans to move his landscaping to the back of the building and get a reapproval.

Ms. Pontoriero made a motion to accept the Building and Zoning Department 2007 Year-End Report. Mr. McChesney seconded the motion and it was approved by all.

There being no further business, Ms. Pontoriero made a motion to adjourn at 9:10 p.m. Mr. McChesney seconded the motion.

Approved by,

Respectfully submitted,

Tim Gaichas, Chairman

Suzanne Owens, Recording Secretary

sro/

cc: Richland Township Board of Supervisors
Zoning Hearing Board