

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, MAY 17, 2010**

MEMBERS

Tim Gaichas – Chairman (absent)
Diane Pontoriero – Vice Chairman
Bob Goetz – Secretary
Jim McChesney
Joseph Pillart (absent)

OTHERS PRESENT

Jeff Walzer – Building & Code Enforce. Officer
Suzanne Owens – Recording Secretary

RE-ORGANIZATION OF PLANNING COMMISSION FOR 2010

The meeting of the Planning Commission was called to order by Mr. Walzer on May 17, 2010 at 7:15 p.m. Mr. Walzer stated the first order of business was to approve a Chairman. Mr. Goetz made a motion to elect Tim Gaichas as Chairman. Ms. Pontoriero seconded the motion and it was approved by all. Next, Mr. Goetz made a motion to elect Diane Pontoriero as Vice Chairman. Mr. McChesney seconded the motion and it was approved by all. Mr. McChesney made a motion to elect Bob Goetz as Secretary. Ms. Pontoriero seconded the motion and it was approved by all.

Establish date and time of regular Planning Commission meetings as they are currently held on the third Monday of the month at 7:00 p.m., with the exception of the first meeting in January 2011 which will be held on the second Monday of the month due to the conflict with Martin Luther King holiday. The date of that meeting will be January 10, 2011. Mr. McChesney made a motion to keep the schedule. Mr. Goetz seconded the motion and it was approved by all.

APPROVAL OF MINUTES

Mr. Goetz made a motion to approve minutes from the Planning Commission Meeting of December 21, 2009. The motion was seconded by Mr. McChesney and approved by all.

CORRESPONDENCE

A letter was acknowledged from Dean Bastianini, Township Manager, to Mr. James McChesney informing him that he has been appointed by the Richland Township Board of Supervisors to another four-year term on the Planning Commission. Mr. McChesney's new term will expire on December 31, 2013.

NEW BUSINESS

William F. Dwyer/Dwyer Plan – Lot Line Revision – Consideration of a two lot subdivision for purpose of lot line revision for property situate at 4111 Clendenning Road. Zoning District "RA" One-Acre Residential, Lot & Block Nos. 1665-H-76 and 1665-H-78. Plans dated April 15, 2010 and revised plans dated May 10, 2010. Deemed approval date of August 14, 2010.

Mr. Dwyer stated that drawings were submitted to the township. He purchased the property 19 years ago and has lived there ever since. He is now simply looking to move the lot; he has two lots now and will have two lots when he is done with the plan.

Mr. Goetz stated that looking at the drawing, his driveway will end up on the second lot. Mr. Dwyer said this was to be changed – he is going to change the existing driveway so that it stays on the property with the house. Mr. Goetz asked how the home is currently serviced – is it public sewer or septic and Mr. Dwyer answered septic.

After reviewing the May 6, 2010 review letter and the May 17, 2010 review letter from Mr. Scott Shoup of Shoup Engineering, Ms. Pontoriero said the Planning Commission now needs to know which of the items listed in the May 17 letter is Mr. Dwyer going to follow. Will he apply for the waiver or will he show that he is going to provide some means of sewage disposal for both lots through the module? Mr. Dwyer stated he will be going for the Planning Waiver and Non-Building Declaration Form. It was also noted that Mr. Dwyer submitted a letter dated May 13, 2010, stating that he waives his right to a 45-day approval process.

Mr. Goetz made a motion to recommend approval of the William Dwyer Lot Line Revision Plan subject to fulfilling the items on the May 17, 2010 Shoup Engineering letter and a PA Department of Environmental Protection request for Planning Waiver and Non-Building Declaration Form be executed. The Planning Commission has assigned Ms. Diane Pontoriero as the Planning Commission member to sign off on the form. The motion was seconded by Mr. McChesney and approved by all.

Timothy A. McTighe – Recommendation, to the Zoning Hearing Board, on a special exception use application pursuant to Chapter 27 Part 7, Section 27-503 Table 1 and Section 27-710 applicant wishes to convert three (3) buildings that were used for a personal care home back to three (3) single family dwelling buildings at 4011 Cook Road in a “NC” Neighborhood Commercial District, Lot & Block No.1506-K-4. Plans dated May 11, 2010.

Mr. John Schleicher of Gibson-Thomas Engineering Company presented the plans for the property located at 4011 Cook Road, which is approximately one acre and is zoned “NC” Neighborhood Commercial. There are three dwellings: a one-story brick dwelling and two one-story frame dwellings, as well as a one-story frame garage on the property. The proposal is for special exception use to allow residential use where it was a personal care home. Mr. Schleicher distributed some photographs of the existing dwellings. He also mentioned that a formal survey was done – graphically nothing has changed from the site plan drawing submitted last week. The driveway and walkway were better located, there are two garage parking spaces and the ability to put as many as six vehicles in the existing driveway. It was asked if they each have their own water and sewage services. Mr. Walzer said one house is not tapped and if it were to be renovated they would have to tap into the sanitary sewer. Mr. Schleicher said there will be some improvements done to the structures themselves inside and out, other than that no site alterations are proposed. Mr. McTighe was asked and answered that he has no intention of selling the three homes

off as three individual single-family dwellings. He lives in the King of Arms plan and has a business in Richland Township. He rents off of Max Rosarius and currently has 20 employees. In the future, perhaps a few years down the road, he would like to come back and address potentially putting his business on the property. That is one of the reasons he purchased the property being Neighborhood Commercial. Right now he has no plans of selling; he would like to turn them into residential and down the road potentially look at possibly putting the business on that location.

Mr. Goetz questioned if this is non-conforming now, it is not making it more non-conforming – really it is just for a recommendation on the change of use? Mr. Walzer stated that it was a nursing home, which is a special exception, so when the ordinance changed it was still a nursing home. Now that Mr. McTighe owns it and is wishing to convert it back to single family dwellings, by our use chart residential use in this district is also a special exception and that is why he is here.

Mr. McChesney made a motion to convert three buildings which were used for a personal care home facility back to three single family dwellings at the address of 4011 Cook Road in a “NC” Neighborhood Commercial District, Lot & Block No. 1506-K-4, with the condition that all of the units have their own separate sewer. Ms. Pontoriero wanted to include this is a recommendation to the Zoning Hearing Board and that the lot was non-conforming when it was residential and it was the nursing home, and the non-conforming status still applies. The motion was seconded by Mr. Goetz and approved by all.

Hampton Technical Associates/Schellhaas Funeral Home – Request for discussion purposes only dealing with possible future development at the Schellhaas properties located on Heckert Road.

Mr. Mark Schmidt and Mr. Matt Schellhaas presented an aerial photo of the Schellhaas properties. The property is approximately a 6-acre parcel where the current funeral home is located and the other property is the warehouse next store (north of the funeral home). One important thing Mr. Schmidt noted is that the property is zoned with two different districts. The funeral home is in need of additional parking and they are looking at making several changes to accomplish this goal. One idea is to move the property line between the funeral home and the warehouse structure closer to the warehouse so they could possibly get another row of parking in there. Additionally, they would like to put parking in the grass area behind the building. They are asking several things: a) they would require rezoning a part of the property (the grass area) to be “MU” Mixed Use, the same as the funeral home, and b) would they need to install any landscaping, which under the ordinance is under the discretion of the Planning Commission. They are looking for a little direction from the Planning Commission and their thoughts on the possibility of moving the zoning line and how to reconfigure or subdivide the 6-acre parcel to separate the back part (the larger piece) from the funeral home part. Mr. Goetz suggested if they do not want to have the entire property rezoned, have a portion of the lot rezoned to Mixed Use so

they can expand the parking out the back. Mr. Schmidt asked if they adjusted the property line over between the two properties they would be potentially 12 feet off of the existing house – would there be an issue with landscaping that the Planning Commission can see? Mr. Schmidt said they want to expand parking both to the north and to the east. There currently is one row of parking along the north line now and this would give him the ability to add a whole other row of parking. Ms. Pontoriero asked if they would reconfigure it to get access to it and Mr. Schmidt said no, the additional parking would go to the north along side the building but in the back they would have to see what fits because they need some grading and storm water management. They are trying to add as much parking as they can.

Mr. Goetz suggested if they were to do a lot line revision up against the house to be very careful to not make that non-conforming. In Mixed Use there is a 10-foot minimum side yard setback; so, if they are going to move the line he would suggest not moving it any closer than 10 feet.

Mr. Schmidt asked if Patricia Lane were a private or public road because if they were to subdivide the parcel then any frontage to Heckert Road would be cut off. Mr. Walzer mentioned to Mr. Schmidt that in our ordinance there is a 50-foot buffer off the creek.

Mr. Schmidt said Mr. Schellhaas is looking at the possibility of selling the one property off and if he does he would sell it with the caveat that he would retain the ability to park overflow parking in the parking lot out in front of the building. He asked if the Planning Commission would have any issues with something like this. Mr. Goetz said they would need to have an agreement.

There being no further business, the meeting was adjourned at 8:03 p.m.

Approved by,

Respectfully submitted,

Diane Pontoriero, Vice Chairman

Suzanne Owens, Recording Secretary

sro/

cc: Richland Township Board of Supervisors
Zoning Hearing Board