

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, MAY 18, 2009**

MEMBERS

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

OTHERS PRESENT

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

The meeting of the Planning Commission was called to order by Mr. Gaichas on May 18, 2009 at 7:05 p.m. There were 10 people in the audience.

APPROVAL OF MINUTES

Ms. Pontoriero made a motion to approve minutes from Planning Commission Meeting of April 20, 2009. The motion was seconded by Mr. McChesney and approved by all.

CORRESPONDENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

John D. Finney, Grace Reformed Presbyterian Church – Recommendation, to the Zoning Hearing Board, on a special exception use application pursuant to Chapter 27 Part 5, Section 27-503 Table 1 use #76 and Part 7, Section 27-767 to use an existing garage structure and convert it to a worship center on property situate at 3914 and 3916 Bakerstown Road. Zoning District “RA” One Acre Residential, Lot & Block Nos. 2189-N-126-01 and 2189-N-120.

Mr. Finney presented the information and gave a brief overview – the church is currently in the process of transferring the property into their name. There are a total of three buildings on the two properties. The church has been meeting there for about a year and a half and has about 30 families and average 85 people in the existing sanctuary. The church is interested in expanding to put worship and fellowship into one building. They are looking at 1950 sq.ft. of sanctuary, bathrooms, nursery and fellowship hall on the other end. Everything in the building will be brought up to code and they will hook up to the sewer line. Parking requirement is 26 spaces and they have about 23 existing spaces on the asphalt and a 100 x 80 gravel lot. They will not be building a new structure but rehabilitating the existing structure.

Mr. Gaichas stated the only issues the Planning Commission needs to have the Zoning Hearing Board consider would be what the church is proposing as well as the potential future use based on the square footage of the existing structure. Also, when it comes to landscaping or buffer yards, they would need to come back with a site plan.

Mr. Walzer asked Mr. Finney about the letter from the school district regarding the overflow parking. Mr. Finney stated that their request to use the parking lot was approved by the school board's planning sub-committee and goes before the whole board this evening (May 18). Mr. Gaichas stated he needs to have the document for the Zoning Hearing Board.

Ms. Pontoriero made a motion to recommend to the Zoning Hearing Board that they give Special Exception Use to the Grace Reformed Presbyterian Church to convert the existing garage structure into a worship center and that they consider, in particular, the parking requirements and the buffer requirements. The motion was seconded by Mr. Pillart and approved by all.

David R. Ralutz Building, Inc. – Request only for discussion purposes, a proposed outside patio at the North Park Clubhouse located at 5301 Ranalli Drive, Gibsonia, PA.

Mr. Ralutz and Mrs. Maggio discussed that they wish to put an outdoor patio (approximately 16' by 45' with a seating capacity of 45 people) on the side of the building. They want to get an idea of what all they are going to need to accomplish this. Mr. Gaichas stated they will have to submit an updated site plan which would require a survey, a schematic two-dimensional drawing of the patio and where it is going to be, how this will work with pedestrian ingress and egress, how it will work with motor vehicles, parking on the side of the building, and the current ordinance when it comes to landscaping. They will also have to consider that it is an existing or established business and what impacts there might be and what limitations they might have. Mr. Gaichas did say that prior to the time, effort and expense of going through an engineering firm; they could present to the Planning Commission a very basic sketch plan of their general concept. They would look at it and very generally say here is what we think might be a problem, here is what we think works, etc. Once the Planning Commission gives their input, which is simply discussion, they could decide if it is worth pursuing and begin the process. If they want to continue, they would need to go to an engineering firm and describe what they want and have proposed plans drawn up while referring to Chapter 27 of our code of ordinances. Mr. Walzer suggested to Mrs. Maggio that she supply him with the existing square footage and seating capacity of the building as well as the proposed square footage and seating capacity and he will have Mr. Goetz review this to determine the Traffic Impact Fee amount. They also need to see how many parking spaces are required and whether or not they will have to add more spaces.

Dunham's Sports – Request for approval a change in material to a portion of the existing storefront elevation at the property situate at Northtowne Square. Zoning District "CC" Community Commercial, Lot & Block No. 1665-B-21.

Ms. Van Vliet, representing Dunham's Sports, presented three different renderings of the storefront elevation at the new Dunham's store location in Northtowne Square. Mr. McChesney questioned whether the corrugated galvanized steel will tarnish or rust over the years and they said no it will not change at all. Mr. Gaichas said, to preserve the consistency and the motif along the entire site, the Planning Commission recommended the design with the smaller triangle of corrugated metal above and the Dunham's Sports underneath. Mr. Gaichas' one comment was to be certain that the triangle be proportionate to the storefront.

Ms. Pontoriero made a motion to request approval of a change in material to a portion of the existing storefront in Northtowne Square for the Dunham's Sports. The Planning Commission is approving color page 4 and detail page 5 where they are including the corrugated galvanized triangle with the efis material for the front of the building. The motion was seconded by Mr. McChesney and approved by all.

OTHER BUSINESS

Review of proposed Zoning Ordinance amendments:

Distribution Facility – transparency requirements. A memo dated May 12, 2009, from Mr. Walzer was discussed regarding actions that could be taken based on a recommendation. It was decided to combine items 3 (eliminate distribution facilities in “CM” district and keep transparency in the “M” district) and 4 (clarify that the transparency requirement pertains to the office portion of the building and not the loading docks) of the memo.

Ms. Pontoriero made a motion for the amendment to the Zoning Ordinance in regard to the distribution facility with information taken from the May 12, 2009, memo from Mr. Walzer to combine items 3 and 4 eliminating the distribution facilities in the “CM” district, keeping transparency requirement in the “M” district, and clarifying that the transparency requirement pertains only to the office portion of the building and not the loading dock portion of the distribution facility. The motion was seconded by Mr. Pillart and approved by all.

Electronic Variable Signs – A memo dated April 23, 2009, from Mr. Means was discussed regarding electronic variable signs and the lighting ordinance.

Ms. Pontoriero made a motion to approve the recommendations from Mr. Means regarding clarifying the sign ordinance pertaining to electronic signs. The motion was seconded by Mr. McChesney and approved by all.

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

Approved by,

Respectfully submitted,

Tim Gaichas, Chairman

Suzanne Owens, Recording Secretary

sro/

cc: Richland Township Board of Supervisors
Zoning Hearing Board