

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, MAY 19, 2008**

MEMBERS:

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

OTHERS PRESENT:

Jeff Walzer – Building & Code Enforcement Officer
Dean Bastianini – Township Secretary
Chuck Means – Township Solicitor
Carolyn Yagle – Environmental Planning & Design
Suzanne Owens – Recording Secretary

The meeting of the Planning Commission was called to order by Mr. Gaichas on May 19, 2008, at 7:10 p.m. There were approximately 30 people in the audience.

Mr. Goetz made a motion to approve the minutes from the Planning Commission Meeting of April 21, 2008. The motion was seconded by Ms. Pontoriero and approved by all.

CORRESPONDENCE

The Planning Commission acknowledged the following correspondence:

A letter from Mr. Phil Bishop, ECHO Real Estate, proposing plantings for the vegetation removed from the Grandview Crossings site.

A letter from Michelle Guzell of Revere Court discussing buffer yards as well as other issues having to do with vegetation, which will be discussed later.

A letter from Cathy Marks of 1016 Creekvue Drive regarding the Rt. 8 Overlay District, which will be discussed later.

There was some discussion on the letter from Mr. Bishop regarding the reforesting of the area that is described as 2/3 acre in the Grandview Crossings Drive area. Ms. Pontoriero made suggestions on other plant materials she feels would be a better than the Black Locust seed. She also commented that he is not proposing to plant trees but just to spray seed.

Ms. Pontoriero made a motion to reject the proposal to re-vegetate the site with Black Locust seed. She is recommending that the areas identified be re-vegetated with 100 trees that are a mix of Red Maple, Sassafras and Red Bud saplings 3-4' high spaced in distances of 20-30'.

The plantings along the road should be 2½-3" caliber regular street trees. The motion was seconded by Mr. McChesney and approved by all.

UNFINISHED BUSINESS

Tractor Supply Company/The Keith Corporation – Zottola Property – Consideration of preliminary land development plans for the construction of a Tractor Supply Store on property situate at 6080 William Flinn Highway, Oak Ridge Plan of Lots No. 2, Parcel A-2. Lot & Block No. 2190-H-25. Revised plans dated April 28, 2008. Deemed approval date of May 17, 2008 waived per letter dated February 18, 2008.

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 Flinn Highway.

Mr. McCollim discussed the comments contained in Mr. Shoup's review letter dated May 14, 2008. The topics discussed included:

Item 1 – National Pollutant Discharge Elimination System Permit - Mr. McCollim stated as soon as this is issued they will provide a copy to the Township.

Item 2 – Existing sanitary sewer line between manholes F, F-1, F-2 and F-3 on Zottola Property – This has not yet been accepted by the Richland Township Supervisors for ownership.

General Discussion:

Mr. McCollim discussed the general plan and the specific changes made since last months meeting:

The requested sidewalks have been added to the top of the driveway, understanding they are non ADA compliant. Also, a letter was provided from Mr. Jeffrey Moersch, President of Parkview Estates Homeowners' Association, declining to allow a sidewalk on their property.

A row of white pine and Austrian pine trees have been added along the northern property line to provide additional buffer from the parking lot.

There was discussion on the sidewalk design and shifting the driveway approximately 10 feet up. Ms. Fulton said they must maintain the 6% slope/grade on the driveway.

Mr. Gaichas asked if the sign will be a pole or monument. Mr. McCollim stated it is a pole sign which has interior illumination that will turn off within one hour of the store closing.

Mr. Gaichas asked if there are any cut sheets for the mechanical units particularly regarding noise level. Ms. Fulton stated that Tractor Supply is unwilling to put any additional buffering structures across the top of the building – they feel the units are quiet enough.

Mr. Gaichas asked about lighting after hours of operation. Ms. Fulton stated that all lighting would shut off within an hour of closing except the security lighting which will be shielded.

Mr. Goetz made a motion to recommend preliminary land development approval to Tractor Supply Company contingent on addressing the two comments in Mr. Shoup's May 14, 2008 letter as well as the following issues:

Realigning the driveway to accommodate the sidewalk completely within Tractor Supply's frontage along the private road.
Provide specific details on the noise output of the mechanical roof units.
Replace Austrian pines with Spruce.
Payment of the Transportation Impact Fee in the amount of \$42,160.00.

The motion was seconded by Ms. Pontoriero and approved by all.

Mark Platt – Consideration of land development plans for the construction of a 6,000 s.f. garage/shop/office building on Lot 3 in the Richland Industrial Park Plan situate at Foggy Hollow Road. Revised plans dated May 1, 2008. Deemed approval date July 19, 2008.

Mr. John Schleicher of Gibson-Thomas Engineering presented the revised plans for construction of a 6,000 s.f. building consisting of 2,000 s.f. of office and approximately 4,000 s.f. of garage area.

Mr. Schleicher discussed a comment from last month regarding the buffer yard in the rear portion of the site. He distributed photographs and a cross-section of the area. He stated that they have created a double row of evergreens as proposed to a single row and have also added mounding. There is a very dense buffer of trees that will remain undisturbed. According to the photographs, there is a substantial existing buffer which is further enhanced by the proposal.

Mr. Schleicher then discussed the items contained in Mr. Shoup's review letter dated May 13, 2008. The topics discussed included:

Item 1 – Proposed materials for the dumpster enclosure – Mr. Schleicher stated that Mr. Shoup felt that a wood stockade picket fence would be acceptable to the Planning Commission. A drawing of the dumpster enclosure detail was provided by Mr. Schleicher.

Item 2 – Lighting plan – Basically Mr. Shoup felt that the fixtures were acceptable, but there was a question on the mounting heights and illumination patterns in the parking lot. According to Mr. Schleicher these have been addressed to comply with Township ordinance.

Mr. Goetz questioned the color of the façade and the garage doors. Mr. Platt stated he is going with gray walls with blue trim, taupe garage doors and a shingled roof.

Mr. Goetz made a motion to recommend preliminary and final land development approval for Platinium Land Management Services situate at Lot 3 in the Richland Industrial Park at Foggy Hollow Road contingent on addressing the two comments in Mr. Shoup's May 13, 2008 letter as well as the following issues:

Specify the building façade colors.

Payment of the Transportation Impact Fee in the amount of \$8,680.00.

The motion was seconded by Ms. Pontoriero and approved by all.

NEW BUSINESS

Matthew Yeschke/Aaron Mikec – Aaron Mikec Subdivision Plan Lot Add-on to Matthew J. Yeschke – Consideration of a two lot subdivision for purpose of lot line revision. Plans dated April 28, 2008. Deemed approval date August 16, 2008.

Mr. Yeschke and Mr. Mikec presented the plans for the two lot subdivision for the purpose of a lot line revision. Mr. Mikec's stated that approximately 30 years ago when the PA Turnpike came in his land was divided. There is a piece that he does not have access to that is directly on the back side of Mr. Yeschke's property. Mr. Yeschke is planning to purchase this piece from Mr. Mikec and make it one lot.

Mr. McChesney made a motion to recommend preliminary and final approval for Matthew Yeschke/Aaron Mikec two lot subdivision for purpose of lot line revision with conditions to address comments in Mr. Shoup's May 13, 2008 letter. The motion was seconded by Mr. Pillart and approved by all.

Consideration of the Public Review Draft Update of the Zoning Ordinance and Map (April 2008) and Recommendation of the Proposed Ordinance to the Richland Board of Supervisors.

At approximately 8:30 p.m. the Planning Commission members took up discussion of the Public Review Draft Update of the Zoning Ordinance and Map. The discussion continued until 4:21 a.m. on May 20, 2008. During the discussion the following individuals spoke: Ron Guzell, Denis Ranalli, Bob Petcash, Jack Crossey, Donna Snyder, Jean Gabor, Annette Robinson, Mary Jean Dyer, Ashwani Chaddha, Mike Barud and Evelyn Kerrigan.

Topics raised included the boundaries of the Planned Campus Overlay District, the Rt. 8 Overlay District and the proposed rezoning of a parcel in the Foggy Hollow Plan from residential to Light Industry/Manufacturing.

Also during the discussion Planning Commission members expressed their views on various sections of the proposed ordinance and map. Some members also made motions to amend the proposed ordinance and map. Addendum I identify all of the motions and recommendations which were made and approved.

OTHER BUSINESS

There being no further business, Mr. Pillart made a motion to adjourn at 4:21 a.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