

**RICHLAND TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, JUNE 16, 2008**

MEMBERS:

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

OTHERS PRESENT:

Jeff Walzer – Building/Code Enforcement Officer  
Suzanne Owens – Recording Secretary

The meeting of the Planning Commission was called to order by Mr. Gaichas on June 16, 2008, at 7:10 p.m. There were approximately seven people in the audience.

Mr. Goetz made a motion to approve the minutes from the special meeting of May 12, 2008 and the Planning Commission Meeting of May 19, 2008. The motion was seconded by Ms. Pontoriero and approved by all.

CORRESPONDENCE

None.

UNFINISHED BUSINESS

Tractor Supply Company/The Keith Corporation – Zottola Property – Consideration of final 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 May 26, 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 final land development for the construction of a Tractor Supply Store at 6080 William Flinn Highway.

Mr. McCollim discussed the comment contained in Mr. Shoup's review letter dated June 6, 2008. The topic discussed included:

Item 1 – National Pollutant Discharge Elimination System Permit - Mr. McCollim stated this is still in the review process with Allegheny County and he expects to have approval from them shortly.

General Discussion:

Mr. McCollim stated the two changes to the revised plan stemmed from last month's meeting. The Planning Commission requested the driveway be moved 15' to the north so as to allow a slight extension of the sidewalk going down the driveway. Also, it was suggested to change the Austrian Pine to White Spruce based on concerns for disease that has recently been in the area.

There was some discussion on the potential noise of the mechanical devices. Mr. McCollim distributed cut sheets (the same ones were distributed at an earlier meeting) of the units to be installed. Mr. Gaichas stated he would ask based on the Pending Zoning Ordinance that a 50 db noise level at the property line be attached.

Mr. Goetz made a motion to recommend approval of the Tractor Supply Company final land development plans dated May 26, 2008 contingent on the following:

Payment of the Transportation Impact Fee in the amount of \$42,160.00.  
Upon opening, aforementioned noise metering of 50 decibels at the property line.

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

Zamagias Properties – Present new façade drawings for Richland Mall.

Mr. Gaichas asked if the Planning Commission is to make a recommendation or is this just a discussion. Mr. Walzer stated that when Zamagias came through with Kohl's, they presented a façade. This would be a façade approval for the Richland Mall. Mr. Marcus Zamagias presented the drawing. To improve the appearance of the building, they did a general improvement of the parking area. With the addition of Kohl's they went more towards earth tones, tans and browns. They are going to stain the existing sidewalk to match the new concrete of the Kohl's using a product by Sherwin Williams. There were questions on the 3-way stop signs near Jiffy Lube being replaced with stop bars and STOP stenciled on the pavement. It was suggested to put the stop signs back up for safety reasons. However, since the repaving of the parking lot the aisle/lane no longer lines up with Pioneer. Mr. Zamagias said they will investigate and if at all possible will put the signs back up.

Mr. Pillart asked about the business signs, whether they are lighted, and also if any additional lighting will be added anywhere to the façade. Mr. Zamagias stated that there will be a new sign on the pylon (Shop n Save, TJ Maxx and Kohl's with Richland Mall on the top).

Mr. Gaichas suggested adding planters where possible on the sidewalk areas.

Ms. Pontoriero made a motion to give approval to the new facade plan for the Richland Mall as presented. The motion was seconded by Mr. Goetz and approved by all.

NEW BUSINESS

Mr. Walzer stated for the record that he would like to have one of the Planning Commission members meet with him and someone from Consolidated Communications. The purpose would be to look at the landscaping they are looking to put around the newly installed satellite dish so it will be reasonably concealed.

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OTHER BUSINESS

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

Approved by,

Respectfully submitted,

Tim Gaichas, Chairman

Suzanne Owens, Recording Secretary

sro/

cc: Richland Township Board of Supervisors  
Zoning Hearing Board