

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, OCTOBER 19, 2009**

MEMBERS

Tim Gaichas – Chairman
Diane Pontoriero – Vice Chairman
Bob Goetz – Secretary
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 October 19, 2009 at 7:09 p.m. There were 7 people in the audience.

APPROVAL OF MINUTES

Ms. Pontoriero made a motion to approve minutes from Planning Commission Meeting of May 18, 2009. The motion was seconded by Mr. McChesney and approved by all. Mr. Goetz abstained, not being present at the meeting.

CORRESPONDENCE

Mr. Walzer acknowledged a memorandum from Dean E. Bastianini, Township Manager, requesting the Planning Commission to host the “kickoff” meeting for the preparation of a Comprehensive Open Space and Recreation Plan. Ms. Pontoriero made a motion for the Planning Commission to hold a special meeting to introduce the Comprehensive Open Space and Recreation Plan on November 16, 2009 meeting. The meeting will begin at 6:30 p.m. The motion was seconded by Mr. Pillart and approved by all.

UNFINISHED BUSINESS

None

NEW BUSINESS

Dr. Joseph Pettinato – Consideration of preliminary land development plans for the remodeling of an office building, reconfiguration of parking lot and a 16’ x 16’ one-story rear addition located in the Orchard Park Plan of Lots PBV 43, Page 37, Lots No. 101R and 102. Properties situate at Route 8, Zoning District “NC” Neighborhood Commercial, Lot & Block No. 1506-F-54 and 5476 William Flynn Highway, Zoning District “NC” Neighborhood Commercial, Lot & Block No. 1506-F-46. Plans dated September 2009. Deemed approval date January 16, 2010.

Mr. John Schleicher of Gibson-Thomas Engineering Company presented the plans for Dr. Pettinato’s office building. The property located at the northeast corner of Rt. 8 and Cook Road has an existing building on it which is approximately 3,000 sq.ft. and the proposal is to remodel this building. They are looking to add a driveway and parking area to get up to the second level of the building. There is an existing parking lot to the right side that is relative in elevation to the lower level of the building. The driveway that comes off of Rt. 8 will be eliminated due to safety issues while the driveway at the Cook Road entrance will be maintained. Dr. Pettinato is a chiropractor so there is a lot of sensitivity with the location and the ADA access. There is a 12% grade going up to where you level off with the parking area.

Mr. Schleicher stated they are providing Storm Water Management for the new impervious surface where it is currently lawn area and this is in accordance with the new ordinance. In the newly installed impervious surface there is about 3,000 sq.ft. which is being controlled by a rain garden/bio-retention facility. With this, they are proposing a significant amount of landscaping as well. The entire northern portion of the site is going to remain undisturbed and there are large eastern white pines that also will be preserved. There is residential property to the east (rear of the building) that they are paying extra attention to as far as landscaping. There is a large oak that is going to be maintained and they are supplementing the existing vegetation to remain with some proposed trees in that area. Where parking exists, as well as the newly proposed configuration, they are adding a staggered double row of evergreens, shrubs, and deciduous trees along both Rt. 8 and Cook Road, plus some plantings in the rain garden/bio-retention area.

Mr. Walzer suggested they further discuss the landscaping. Mr. Schleicher discussed the photos and bufferyards included in the Site Photographs to Supplement Landscaping Plan pages that were included in the packet they provided. Ms. Pontoriero asked if they could give a mixture of evergreens (spruce, pine, etc.) in case something comes through and kills one type you have others remaining, plus it gives more of a variety. Mr. Schleicher said that would be no problem. Mr. Pettinato stated that some of the neighbors in the back are clearing out the area and actually coming over the line onto his property. Mr. Gaichas stated that they should definitely post some signs and put some stakes in because if a neighbor should cut something down on his property he would have to replace it. The Planning Commission discussed and said they may need to drive by and take a look at the site but Mr. Gaichas stated that it appears the bufferyards meet the ordinance. However, if something should fall or die within the bufferyard, it would need to be replaced.

Mr. Walzer inquired about the bump out in the back of the building and whether or not it is existing. It was stated there will be a one story addition in the rear of the building that will be approximately 24' x 16'. Mr. Schleicher said they will make this change on the plans.

Mr. Goetz made a comment that the proposed right of way shown on the drawing may be from an old plan. Some time ago Penn Dot had expanded the project, which will actually benefit the site because there will be a left turn lane into Cook Road. Mr. Goetz said there would be an additional right of way along the property and this may affect how the three parking spaces closest to Route 8 are being laid out and they may need to be put somewhere else. Mr. Schleicher asked if it was significantly more and Mr. Goetz told him it is a 12' wide lane. The proposed driveway line comes in a taper down to Cook Road where it is only 4-5' wide and at that point it is probably more like 12'. He thinks it may be good planning to look at those three spaces and try to relocate them. Mr. Goetz said he could get them a copy of the most recent plans. Mr. Schleicher wanted to discuss item 12 in Mr. Shoup's letter regarding the 15' bufferyard not being met. They would be asking for some relief on a very limited distance of the bufferyard along Route 8. They will meet the bufferyard for approximately 500' of the project with the exception of about 15'. The reason for this is they are working with an existing site and are very limited with what they can do while still meeting the Township requirements of the driveway width and parking stalls.

There are a total of 16 required parking spaces and they are proposing 18. Mr. Goetz suggested they extend the parking lot to the north but Mr. Schleicher said that would mean moving a lot of dirt. There was also discussion regarding the required loading berth. They would need one space/area that is at least 12' by 35' in dimension specifically designated for loading/unloading. Mr. Walzer suggested they lengthen one of the parking spaces going down Cook Road and use that for the loading berth.

Mr. Schleicher then discussed the comments contained in Mr. Scott Shoup's review letter dated October 14/15, 2009. Topics discussed included:

1. Dimensions of regular and handicapped parking stalls – Mr. Schleicher said they do meet ADA requirements. Will detail on site plan.
2. Width of driveways and parking lot aisles – Mr. Schleicher said they do meet the Township requirements. Will detail on site plan.
3. Type of office use – Will state on site plan.
4. Required number of parking spaces – Will break down and state on site plan.
5. Loading berth – discussed above. Will detail on site plan.
6. Lot 101R and Lot 102 – They are two separate lots. Will list on site plan.
7. Refuse dumpster – No dumpster is proposed. They will use standard collection cans and place them just inside a utility area on the lower level of the building. They will place the cans on patio stones/small pad on pickup day. They will put a footnote on the plans specifically addressing this issue.
8. Architectural standards – Mr. Schleicher said their tech does believe they have met the standards whether they apply or not they are met.
9. House side shields – Mr. Schleicher said that it not a problem.
10. Mounting height of pole mounted light fixtures – The height along with the wattage of the lights will be identified on the site plan.
11. Existing resource inventory – Will be noted on the plan.
12. 15-foot wide buffer – Was previously addressed (see above).
 - a. Traffic Impact Fee – Was discussed with Mr. Goetz prior to start of the meeting.
 - b. Financial security for landscaping – Bufferyard must be maintained indefinitely. The bond is for a period of 5 years.
 - c. Stormwater Management Agreement

Mr. Gaichas stated there is nothing the Planning Commission can recommend for approval. There was some discussion on making a left turn onto Route 8 from Cook Road. Mr. Goetz asked if Mr. Pettinato was proposing a monument sign; he said yes but it has not been designed yet. Mr. Gaichas mentioned they would also like to see the new façade information when they come back next month.

Mr. Goetz made a motion to table the Pettinato Office Building on Route 8. The motion was seconded by Ms. Pontoriero and approved by all.

OTHER BUSINESS

There was discussion regarding the “kickoff” meeting for the preparation of the Comprehensive Open Space and Recreation Plan. Mr. Walzer said there is over 100 acres of green space within the Township. It was suggested that everyone think about what they would like to see done and bring their wish list. They can talk about bike trails, walking trails, connecting trails, etc. Mr. Gaichas said he remembers Mr. Bastianini talking about one of the supervisor’s from the early 1990’s having a “pet project” in which he proposed interconnecting the entire Township with a trail system. He doesn’t know if there is an actual plan but if so it would be great to look at. Mr. Walzer said he would check with Mr. Bastianini to see if there is any such thing.

COMMENTS FROM THE FLOOR

A resident asked when the meeting is and what time. Mr. Gaichas said the Comprehensive Open Space and Recreation Plan meeting will be held on the third Monday of November at 6:30 p.m. There will be signs placed in the Township announcing the meeting. Mr. Walzer said the meeting will probably last approximately one hour and the regular Planning Commission meeting will begin around 7:30 p.m.

There being no further business, the meeting was adjourned at 8:25 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas, Chairman

Suzanne Owens, Recording Secretary

sro/

cc: Richland Township Board of Supervisors
Zoning Hearing Board