

**RICHLAND TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, NOVEMBER 17, 2008**

MEMBERS

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

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 November 17, 2008 at 7:05 p.m. There were seven people in the audience.

Ms. Pontoriero made a motion to approve minutes from Planning Commission Meeting of October 20, 2008. The motion was seconded by Mr. Goetz and approved by all.

CORRESPONDENCE

None.

UNFINISHED BUSINESS

Max F. Rosarius – New Garage Structure – Consideration of preliminary land development plans for the construction of a masonry truck garage on property situate at Kramer and North Pioneer Roads. Zoning District “M” Light Industry Manufacturing, Lot & Block No. 1355-A-181. Revised plans dated October 27, 2008. Deemed approval date January 17, 2009.

Mr. Anthony Dorsch, architect working for Max Rosarius, presented the revised plans and also provided a revised landscape plan dated November 17, 2008. The following comments contained in Mr. Scott Shoup’s review letter dated November 5, 2008 were discussed:

Item 1 – Does building façade comply with Code Section 27-505.C(5)(d) – Mr. Dorsch stated that he listed some details and elaborated more on the façade items such as offsets and smooth/textured surfaces on page 3 of the drawings. Primary entrance was discussed – there are two equal entrance/man doors which are 3’ x 7’ and the garage doors are 20’ x 14’. Mr. Gaichas requested the color scheme be noted – architectural features, horizontal and vertical breaks, and distinguishing between the upper and lower floors even though it is only a one floor building. It does not have to be an actual rendering but even if it were reasonably well described. It just needs to be as specific as possible. It was stated that the awnings above the doors will be a metal canopy. No lighting is planned, but a light can be put in.

Item 2 – Performance standard affidavit – Mr. Walzer stated that this is a formality.
Item 3 – Buffer yards and landscaping – Mr. Dorsch handed out a revised landscape plan and all items were addressed.
Item 4 – Loading berth – Mr. Gaichas stated that it must be considered what other people might do in the future with this property. If the interior berth concept holds water across the board, it becomes a non-issue; however, if it does not then it must be discussed further. It was suggested adjusting the building 2' to meet the loading space requirements.

General Comments:

Mr. Gaichas once again stated that an exterior rendering of basic colors to show that it meets the spirit of the ordinance, labeling it as clearly as possible, should be presented.

Mr. Walzer suggested a letter from either Mr. Dorsch or Mr. Rosarius be submitted saying they waive the deemed approval date.

Mr. Goetz made a motion to table the preliminary land development plans for the construction of a masonry truck garage on property situate at Kramer and North Pioneer Roads. The items listed in the November 5, 2008 Shoup Engineering letter as well as the following comments need to be addressed:

A color elevation showing all façade details.

Finalize location for loading berth on the exterior of the building.

Finalize all lighting details (under canopy).

Verify that plan is typewritten or in clear penmanship and all items are easily identified, including potentially and narrative on the exterior façade.

Submit a letter to the township from Mr. Rosarius waiving the deemed approval date.

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

NEW BUSINESS

Anthony Crankovic – Custard Crossing Restaurant – Consideration of preliminary land development plans for the construction of a restaurant on property situate at Gibsonia Road. Zoning District “CM” Commerce/Industry, Lot & Block No. 1663-R-110. Plans dated September 23, 2008. Deemed approval time limit has been waived by applicant.

Mr. Anthony Crankovic presented the plans for a drive-thru/walk-up restaurant; there is no sit down area. Products for sale will consist of mid-west frozen custard and light sandwiches. Mr. Crankovic owns the existing modular building that has met all current codes – he is going to transplant the building. Mr. Goetz discussed the Transportation Impact Fee ordinance and how this goes into funds that help pay for road improvements throughout the township. One of the improvements is on this stretch of Rt. 910; the purpose is to widen and realign Rt. 910 to provide a left turning lane and traffic signal at Hardt Road. Therefore, one of the considerations will be the existing right-of-way on Rt. 910 and the area of Mr. Crankovic's frontage would need to be widened to accommodate this. Mr. Goetz suggested Mr. Crankovic's engineer get in touch with him regarding this. Mr. Goetz feels the Board of Supervisors would be very diligent in reserving the right to obtain the right-of-way so this project can be accomplished in the future. The following comments contained in Mr. Scott Shoup's review letter dated November 10, 2008 were discussed:

Item 1 – Highway Occupancy Permit from PennDOT – This is required to have from PennDot on Rt. 910 for the driveways. Mr. Crankovic stated that Mr. John Whitney came out, looked at the ideas as far as the entrance and exit and scoped the site for visibility.

Item 2 – Zoning table – The various setbacks need to be corrected. Mr. Crankovic will contact Mr. Shoup for clarification on the setbacks.

Item 3 – Parking and loading – Regarding configuration of parking stalls (item A), Mr. Crankovic needs to follow up and clarify this with Mr. Shoup. Items B, C and D need to be shown on the site plan.

Item 4 – Cross section detail of parking lot – This needs to be shown on the plan.

Item 5 – “Do Not Enter” and “Stop” signs – Need to be shown on the plan.

Item 6 – Mechanical equipment on rooftops – This equipment must be completely covered for noise mitigation as well as for esthetics.

Item 7 – Wall surfaces – Mr. Gaichas stated that with the building being prefab there are some things that will have to be done to address Code Section 27-505.C(5)(b). Mr. Crankovic can review this with his architect and go over this with Mr. Shoup.

Item 8 – Building façade – Mr. Crankovic stated that the building will be hand painted (faux architecture) in a railroad motif. Mr. Gaichas suggested that a sketch or drawing be presented at the next meeting.

Item 9 – Performance standards – Mr. Gaichas asked Mr. Crankovic to review the standards of Code Section 27-508 and be prepared to discuss.

Item 10 – Catalog cut for proposed lighting – Mr. Gaichas stated that the cut sheets need to be submitted to the township.

Item 11 – Dumpster enclosure – The type of screening material and the height of the screening need to be added to the plan. Mr. Gaichas suggested this be complimentary with the building architecture.

Item 12 – Detention facility – Mr. Gaichas said this is a technical item (storm water) that Mr. Crankovic needs to go over with the engineer.

Item 13 – Trees in the detention facility – Mr. Gaichas asked if this is intentional. It apparently is bioretention and Mr. Crankovic stated this would make it more natural for the area. Mr. Gaichas said to just respond to Mr. Shoup that this indeed is what was intended.

Item 14 – Elevations – Mr. Gaichas said the parking lot and dumpster elevations should be identified. Also, there can not be a contour on the dumpster pad, it must be flat.

Item 15 – Parking lot grading – Mr. Walzer suggested Mr. Crankovic meet with the people who own the gas line easement, show them the plan and make sure they have no problem with what is proposed. He can also ask for a letter from them stating this.

Item 16 – Draining storm water on to Rt. 910 – Mr. Gaichas stated this is not shown on the post development plans so this issue must be addressed.

Item 17 – Bioretention facility – Mr. Crankovic said he would have to check on this, but he will have it clarified.

Item 18 – Trees – Mr. Crankovic stated that the two existing trees were removed and replaced to the rear. Mr. Gaichas stated that the trees that are being removed need to be noted on the Existing Conditions Plan as “to be removed and replaced on Landscaping Plan.” Then, on the Landscape Plan show the correct diameter of the new trees.

Item 19 – Deciduous trees – The information on the trees should be as specific as possible on the Landscaping Plan. Ms. Pontoriero asked about the mix of grasses around the sign. Mr. Crankovic said he really would like to go with a circular bed of pachysandra around the sign. It was suggested to intersperse a few things in there for a bit of height – perhaps daylilies with the pachysandra. Mr. Goetz questioned what is going to be planted in the area where the small fill is going up against the right-of-way. Mr. Crankovic said that will just be left as grass. Mr. Goetz said to show on the plan that this area will be grass.

Item 20 – Financial security for landscaping – Mr. Crankovic noted this.

Item 21 – Wetlands – Mr. Gaichas said wetlands should be delineated and if none exist a note on the plan should say this.

Item 22 – Storm water management – Mr. Gaichas said most of these are technical issues, but Mr. Crankovic should discuss them with his engineer as well as Mr. Shoup.

General Comments:

Mr. Gaichas said the building depicted shows awnings and he stated that the township does not permit illuminated awnings – they must be completely opaque. You can have fully enclosed lighting that is down lighting which does not illuminate the canopy. Also, you cannot down light on to the canopy.

Mr. Gaichas asked if the sign would be turned off when the business is closed. Also, what if any lighting will remain on after hours? Mr. Gaichas said although not in the ordinance, it is preferred that the building be as minimally illuminated as possible when not open for business.

Mr. Pillart brought up the idea of putting in a sidewalk along Rt. 910. It was discussed but Mr. Gaichas did say it is not required.

Hours of operation were discussed. Mr. Crankovic said in the winter months they would be open 7:00 a.m. to 8:00 p.m. and in the summer 7:00 a.m. to 10:00 p.m. Mr. Gaichas mentioned that because he is abutting residential property he is restricted to 50 decibels at the lot line. This is not only while the business is open but also with regard to the mechanicals in the middle of the night. Therefore, the more you have around the mechanicals to make the noise go straight up in the air the better.

Mr. Goetz asked Mr. Crankovic if he is considering fencing the property at all. He said he is thinking of putting a wrought iron fence along the railroad side. Mr. Gaichas said as long as it is a nice looking fence that is in character it should be fine.

It was commented that the Planning Commission will look a lot at the esthetics of the building. Mrs. Crankovic asked about colors and Mr. Gaichas said the township likes earth tones or things that go along with the natural environment.

Mr. McChesney made a motion to table the preliminary land development plans for the construction of a restaurant on property situate at Gibsonia Road, based on the fact that there are numerous issues still to be resolved from the November 10, 2008 Shoup Engineering letter. The motion was seconded by Ms. Pontoriero and approved by all.

OTHER BUSINESS

There being no further business, the meeting was adjourned at 8:45 p.m.

Approved by,

Respectfully submitted,

Tim Gaichas, Chairman

Suzanne Owens, Recording Secretary

sro/

cc: Richland Township Board of Supervisors
Zoning Hearing Board