

**THESE MINUTES ARE UNAPPROVED AND UNOFFICIAL UNTIL APPROVAL AT THE NEXT MEETING.
MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING**

Monday, August 11, 2008

Pine Township Municipal Building

This session of the Township of Pine Planning Commission was called to order at 7:07 p.m. by Pasquale Avolio.

Members in attendance were: Pasquale Avolio, Chair; Joel Dennison, Vice-Chair; Michael Hansen; John Lombardo; R. Jeffrey McGeary; Shannon Miller-Yeakel; and Garrin Welter. Also present were Larry Kurpakus, Director of Code Enforcement and Land Development; and Robert Firek, Lennon, Smith, Souleret Engineering, Inc.

There were two visitors present.

Mr. Avolio explained that the Planning Commission is a recommending body and all approvals must be received from the Board of Supervisors.

PLEDGE OF ALLEGIANCE

MINUTES

Motion was made by Mr. Lombardo and seconded by Mr. McGeary to approve the minutes of the June 9, 2008 Planning Commission meeting. The aye vote on the motion was unanimous with the exceptions of Mr. Welter and Mr. Hansen due to their absence at that meeting. Motion carried.

Motion was made by Ms. Miller-Yeakel and seconded by Mr. McGeary to approve the minutes of the July 14, 2008 meeting. The aye vote on motion was unanimous with the exceptions of Mr. Dennison, Mr. Lombardo, Mr. Hansen, and Mr. Welter due to their absence at that meeting. The aye vote on the motion was unanimous. Motion carried.

SONIC REVISED LAND DEVELOPMENT PLAN

Mr. Kurpakus reported that the Sonic Land Development Plan has been revised, relocating the building north of its original location. He advised that the elevations remain as previously submitted.

Mr. Firek reported the most recent engineering review was dated August 1, 2008.

Mr. Don Trant, Trant Corporation, distributed a color rendering of the site plan. He added that tree location has been slightly revised and sidewalk added as requested. Mr. Trant reminded that a waiver is requested to reduce the parking stalls from the required 10 foot wide and 22 foot long to 9.53 foot wide and 20.78 foot long.

Mr. Robert Dunn, Sonic, stated that Sonic is not in favor of a streetwalk along the parking lot access aisle due to the location of a catch basin and suggested that another crosswalk be added across from the PNC streetwalk to the Sonic entrance. He also pointed out that there are two less car hop stalls on this plan.

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SONIC REVISED LAND DEVELOPMENT PLAN (Continued)

Mr. McGeary questioned if sidewalk is proposed to be removed from the western side of the site and if it could be added to the south and southeastern side.

Mr. Trant explained the sidewalk orientation, advising that the sidewalk along the southerly side will be extended by that property owner in the future.

Mr. Avolio advised that the master plan indicates that the area will be parking for future retail. He clarified that the master plan was not under consideration that evening.

Mr. McGeary felt that continuation of sidewalk would be preferred.

Mr. Trant suggested the issue be referred to the developer of The Village at Pine.

Mr. Dunn informed that the developer intends to install grass in that area until the sidewalk is extended or the parking area is developed. He added that he felt the grass would be planted before Sonic's occupancy permit is issued.

Mr. McGeary questioned the hours of operation and Mr. Dunn replied that was unknown at this time. Mr. McGeary questioned if the site would meet sound ordinance requirements at midnight and Mr. Dunn assured that it would.

Mr. Lombardo requested clarification of the lease boundary and Mr. Dunn indicated the 30,000 square foot area.

Mr. Welter echoed the concern with the sidewalk. He also expressed his concern with the proposed colors.

Mr. Dunn provided samples of the colors for the canopies, awnings, and fabric on the patio.

Mr. Welter questioned the Code specifications and Mr. Kurpakus advised that the Code does not provide address specific color, only intensity of color.

Mr. Welter stated his preference that the yellow be toned down and the blue LED modified.

Mr. Avolio asked that Mr. Kurpakus investigate if the current Code review includes consideration on colors.

Mr. Dunn pointed out that the questionable area is only 3 x 8 foot. He offered to address the color issue with Sonic's corporate office.

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SONIC REVISED LAND DEVELOPMENT PLAN (Continued)

Mr. Hansen stated that he was not as concerned with the color due to Sonic's location in the middle of a commercial area.

Mr. Welter agreed, but stated that he did not want to set a precedent.

Mr. Dunn added that the area is facing the driveway between the Get-Go and the PNC, and not on the main drive.

Mr. Welter questioned the height of the overhead light.

Mr. Dunn advised they are raising the parapet two feet to screen the mechanicals and the light will therefore be only two feet above the parapet.

Mr. Dennison express his opinion that the accent light is signage and should receive additional review. Mr. Dennison questioned what is on the lease boundary line and Mr. Dunn reiterated that grass will be planted in that area. Mr. Dennison questioned if asphalt curb will separate the parking area from the grassy area and Mr. Dunn stated that it would.

Mr. Firek specified that the requirement would be 12" wedge curb.

Mr. Dunn expressed his opinion that the single overhead light is architectural lighting, which is downcast. He assured that any lighting complaints will be addressed by Sonic.

Mr. Lombardo expressed his opinion that the "lease line" is required to have a buffer and that parking is to be screened.

Mr. Trant stated that he did not agree with that opinion.

Mr. Dunn felt the 50 to 60 foot grassy area served as a buffer, but he would offer a line of shrubs.

Mr. Trant pointed out that any vegetation screening will be removed when the adjacent lot is developed.

Ms. Miller-Yeakel questioned the area where the parking will be backing into and Mr. Trant explained that the area is a driving aisle, not a street.

Mr. McGeary expressed his preference for shrubs, rather than a curb.

Mr. Trant suggested mounding.

Mr. Dunn stated he was agreeable to landscaping rather than curbs.

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SONIC REVISED LAND DEVELOPMENT PLAN (Continued)

Mr. Avolio questioned if the canopy rainfall was directed to the stormwater detention system and Mr. Trant explained that rainfall will fall directly to the ground and be collected in the system.

Mr. Dunn noted that he will need the developer's approval for the plantings.

Mr. Avolio suggested that the staff arrange a meeting to resolve the outstanding issues.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend, to the Board of Supervisors, waiver of parking stall size requirements. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Ms. Miller-Yeakel and seconded by Mr. Dennison to recommend to the Board of Supervisors, preliminary and final approval of the Sonic Land Development Plan pursuant to Cover Sheet dated May 16, 2008 and revised July 18, 2008, C101 dated May 16, 2008 and revised July 18, 2008, C-102 not dated and revised July 18, 2008, C201 dated May 16, 2008 and revised July 18, 2008, C-202 dated May 16, 2008 and revised July 18, 2008, C301 dated May 16, 2008 and revised July 18, 2008, C501 dated May 16, 2008 and revised July 18, 2008, C601 dated May 16, 2008 and revised June 20, 2008, C602 dated May 16, 2008 and revised June 20, 2008, L101 dated May 16, 2008 and revised July 18, 2008, L201 dated May 16, 2008 and revised July 18, 2008, all prepared by Trant Corporation and a rendering of Sonic, not dated, with the following conditions: 1) Compliance with the Lennon Smith Souleret Engineering review of August 1, 2008. 2) Consideration to be given to toning down the yellow awning and the illumination. 3) Grass to be planted and maintained at the "Future Development" parcel. 4) 12" wedge curb required along the southern parking area or landscape mounding and the installation of shrubs. 5) Developer, staff, and Sonic to consider completion of sidewalk from the Sonic to the Get-Go and along the unnamed private drive. 6) Execution of a developers agreement. The aye vote on the motion was unanimous with the exception of Mr. Avolio, who abstained. Motion carried.

Mr. Avolio explained his abstention was due to his affiliation with the Giant Eagle development in The Village at Pine.

ENGLISH ESTATES PLANNED RESIDENTIAL DEVELOPMENT, FINAL APPROVAL

Mr. Kurpakus reminded that the Planning Commission recommended tentative approval of the English Estates Planned Residential Development at the May 12, 2008 meeting. He reported that revisions reflect the Planning Commission's review comments. He clarified that a sanitary sewer easement and structure to the adjacent Baur Drive has been provided and a 50 foot right-of-way has been provided for future improvements to Baur Drive.

Mr. Firek reported that the last engineering review was dated July 1, 2008.

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ENGLISH ESTATES PLANNED RESIDENTIAL DEVELOPMENT, FINAL APPROVAL

Ms. Miller-Yeakel recommended a pedestrian easement between Lots 5 and 6 for access to the open space.

Motion was made by Mr. Dennison and seconded by Ms. Miller-Yeakel to recommend, to the Board of Supervisors, Final Approval of the English Estates Planned Residential Development, pursuant to Cover Sheet (no date), Drawing 1 of 2 dated February 2, 2008, Drawing 2 of 2 dated January 25, 2008 and revised June 20, 2008, Sheet 3 dated January 31, 2008 and revised May 15, 2008, Sheet 4 dated February 2, 2008 and revised May 15, 2008, Sheet 5 dated February 9, 2008 and revised May 15, 2008, Sheet 6 dated January 31, 2008 and revised May 15, 2008, Sheet 7 dated February 7, 2008 and revised June 13, 2008, Sheet 8 dated February 7, 2008 and revised June 13, 2008, Sheet 9 dated February 7, 2008 and revised May 15, 2008, Sheet 10 dated February 7, 2008 and revised May 15, 2008, Sheet 11 dated February 5, 2008, Sheet 12 dated February 5, 2008, and Sheet 13 dated February 5, 2008; all prepared by LandTech Engineering with the following conditions: 1) Compliance with the July 1, 2008 engineering review of Lennon Smith Souleret Engineering. 2) Pedestrian access of a minimum of 20 foot be provided for open space to the east. 3) Subject to all terms of the tentative approval. 4) Sanitary sewer easement between Lots 7 and 8 and constructability of the sewer line subject to staff approval and reviewed by the Township Engineer. 5) Compliance with EAC recommendation for mitigation of 188 trees of significance. 6) Construction and design of the sanitary sewer easement. 7) Cul-de-sac to be of a round design, rather than "tear drop" for winter maintenance per staff review. 8) Execution of a developers agreement. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Ms. Miller-Yeakel and seconded by Mr. Lombardo to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 8:10 p.m.