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MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, September 8, 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; Michael Hansen, Vice-Chair; John Lombardo; Shannon Miller-Yeakel; and Garrin Welter. Also present were Larry Kurpakus, Director of Code Enforcement and Land Development; and Tim McClelland, Lennon, Smith, Souleret Engineering, Inc.

There were five 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 Ms. Miller-Yeakel to approve the minutes of the August 11, 2008 Planning Commission meeting. The aye vote on the motion was unanimous. Motion carried.

STORMWATER MANAGEMENT ORDINANCE REVISION

Mr. Kurpakus acknowledged Lennon Smith Souleret's submission of the Revised Stormwater Management Ordinance, which incorporates the requirements of the Act 167 Stormwater Management Plan Update for the Pine Creek Watershed. He noted that the Pennsylvania Department of Environmental Protection's deadline for adoption of the ordinance is October 5, 2008.

As there was no comment from Planning Commission members, Mr. Avolio opened the discussion to the public, with no requests to address the subject.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend approval of an ordinance amending certain existing provisions of Article VI of Chapter 84 ("Zoning") of the Code of the Township of Pine, so as to amend Section 84-125 ("Stormwater Management"). The aye vote on the motion was unanimous. Motion carried.

NORTH PARK MANOR IV PRD – Lot Line Revision

Mr. Kurpakus reported that the North Park Manor PRD Revised Plan for Lots 411 through 413, proposes the consolidation of three existing lots into two lots on 1.768 acres. He stated that all conditions of the prior approval will remain and conformance with the engineering letter of review, dated September 2, 2008, will be required.

NORTH PARK MANOR IV PRD – Lot Line Revision (Continued)

Motion was made by Mr. Hansen and seconded by Mr. Lombardo to recommend to the Board of Supervisors, approval of the North Park Manor IV PRD, Lot Line Revision, pursuant to Sheet 1 of 1, prepared by Tait Engineering and dated August 8, 2008, conditioned upon compliance with the September 2, 2008 letter of review of Lennon Smith Souleret Engineering. The aye vote on the motion was unanimous. Motion carried.

RAUSCH PLAN OF LOT – Lot Line Revision

Mr. Kurpakus reported that the Rausch Plan of Lots indicates revision of a line dividing two nonconforming parcels to create two equal area parcels. He noted that the vacant lot has public sewer available.

Mr. McClelland reported that the September 2, 2008 engineering review identifies several items which must be shown on the final recording plan.

Mr. Avolio recommended that any approval be conditioned upon provision of an easement across Lot 2 to serve Lot 1 with the opportunity for future sanitary sewer connection.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend to the Board of Supervisors, approval of the Rausch Plan of Lots, pursuant to Drawing RP-1, drawn by E.A. Thaner & Associates and dated August 2008 with the following conditions: 1) Compliance with the September 2, 2008 letter of review of Lennon Smith Souleret. 2) Existing septic field location to be indicated. 3) Easement to be provided along the rear of Lots 1 and 2 for future Lot 1 sanitary sewer connection. 4) Plan to include a note requiring PENNDOT issuance of a Highway Occupancy Permit for Lot 2 prior to construction. The aye vote on the motion was unanimous. Motion carried.

WEXFORD FASHION CENTER – Land Development Plan

Mr. Kurpakus reported that Wexford Fashion Center Land Development Plan indicates a two story, 6,000 square foot building at 170 Church Road. He noted that it is the previous location of Wexford Feed and Grain and is in the “C-1 TVO Zoning District. Mr. Kurpakus also noted that the applicant has requested a waiver to eliminate the required landscape buffer at the eastern property line.

Mr. McClelland highlighted the September 2, 2008 Lennon Smith Souleret letter of review.

Mr. David Lucci, Victor-Wetzel Associates, introduced the applicants, Peter and Linda Scolieri. Mr. Lucci informed that the Scolieris currently operate two businesses in the Township which will be relocated to 170 Church Road. He advised that the required 24 parking spaces will be located in the rear of the building and that the sidewalk will be relocated. Mr. Lucci indicated

WEXFORD FASHION CENTER – Land Development Plan (Continued)

the locations of the two catch basins and explained the stormwater collection system. He reiterated that they are requesting a waiver to not screen along the Route 19 boundary.

Mr. Lombardo suggested that a third catch basin may be needed on the west side of the property, to the left of the driveway.

Mr. Lucci stated that their stormwater report did not indicate that necessity, but he would review that suggestion with the Township engineer.

Mr. Avolio noted that PENNDOT may also require a trench drain on Route 910. He asked that the engineer also review that.

Mr. Hansen questioned the use of the space and Mr. Lucci replied that the two stores will have separate driveways.

Mr. Avolio asked that Mr. Kurpakus review the pending ordinance revisions to determine if they may address the requested waiver on buffering.

Mr. Hansen requested that the buffer include evergreen plantings to screen the retaining wall.

Mr. Lucci agreed to add evergreens to the deciduous plantings.

Mr. Hansen then questioned the building materials.

Mr. Scolieri provided a sample of hardy plank siding, which they are considering painting gray with a slight tint of purple.

Mr. Dennison asked that Mr. Kurpakus confirm that 24 parking spaces meets the Code requirement. Mr. Dennison questioned if the applicant would contribute the funds for landscaping elsewhere in the Township, if a waiver is granted to permit a lack of buffering along the east side to which Mrs. Scolieri agreed.

Mr. Hansen questioned Mr. Kurpakus if the property to the east is developable and Mr. Kurpakus replied that it is highly unlikely.

Mr. Kurpakus suggested buffer planting at the Prybyl property if that property owner was agreeable.

Ms. Miller-Yeakel pointed out that signage is more restrictive in the “C-1 TVO” Zoning District.

Mr. Scolieri advised they are considering a monument sign, which is permitted.

WEXFORD FASHION CENTER – Land Development Plan (Continued)

Ms. Miller-Yeakel expressed her opinion that she would rather not have evergreen trees in the buffer as the buildings are very close. She felt that low growing flowering trees would be preferable.

Mr. Lombardo questioned the elevations for the dumpster and Mr. Lucci expressed his intent to provide those. Mr. Lombardo requested specifics on the mechanicals.

Mr. Avolio listed the outstanding issues as follows: 1) Plan should indicate that the existing curb cuts are to be removed. 2) Verification of the planting along Church Road for required types and number. 3) Verification of coverage calculations. 4) Township Engineer to review the need for additional catch basins on site. 5) Mr. Kurpakus to investigate the “C-1 TVO” Zoning District specifications to determine if a bench is required at this location. 6) Correction to be made to correct light spillover to the property to the south. 7) Buffer yard planting requirements to be worked out with staff. 8) Subject to issuance of a PENNDOT Highway Occupancy Permit. 9) Building elevations and material samples to be submitted. 10) Roof shingle to be dimensional type. 11) Gray color scheme may not be appropriate. Consideration to be given to adding brick. 12) Glazing provisions to be verified. 13) Waiver request may be necessary to address the pending ordinance change for required percentage of glazing. 14) Area for deliveries to be shown with the approved plan.

Mr. Lucci expressed his intent to work with the staff to make the necessary plan revisions.

Motion was made by Mr. Lombardo and seconded by Mr. Dennison to table consideration of the Wexford Fashion Center Land Development Plan to permit the applicant with the opportunity to make revisions in accordance with that evening’s review. As there was not a consensus, a roll call vote was taken with Mr. Lombardo voting aye, Mr. Dennison voting aye, Mr. Welter voting aye, Mr. Avolio voting aye, Ms. Miller-Yeakel voting aye, and Mr. Hansen voting nay. Motion carried.

Mrs. Scolieri stated she was hoping for preliminary approval that evening to complete the building before the spring prom season.

Mr. Avolio encouraged the applicant to resolve the issues discussed that evening.

WALNUT GROVE RESTAURANT & BAR – Sketch Plan

No representative for the applicant was present.

Mr. Kurpakus reported that a Notice of Violation was issued to the owner of the Walnut Grove Restaurant, advising of several violations at that location. The owner then responded with a request that temporary parking be permitted on the vacant lot immediately south of the restaurant and submitted a sketch plan for that parking. Mr. Kurpakus explained that the Board

WALNUT GROVE RESTAURANT & BAR – Sketch Plan (Continued)

has asked that the Planning Commission provide their recommendation. He noted that the temporary parking lot, as constructed, does not comply with the Code.

Mr. McClelland stated that he had not reviewed the application.

Ms. Miller-Yeakel Shannon stated her opinion that offsite parking should not be permitted.

Mr. Lombardo questioned if the “car cruises” at North Way Community Church are therefore in violation.

Mr. Dennison expressed his opinion that the occasional “car cruise” is not the same situation as a restaurant that requires the additional parking daily.

Ms. Miller-Yeakel questioned if pedestrian access from the Clearview Federal Credit Union is available and Mr. Kurpakus replied that pedestrians have access to a sidewalk, but would be required to cross Wallace Road Extension.

The consensus of the Planning Commission was that land development approval would be required for the development of additional parking and application for formal consideration should be submitted within 60 days. The following minimum standards should be required:

- 1) Provide copy of agreement from adjacent parcel owner for parking use.
- 2) The parking lot must be a paved surface as defined in the Code.
- 3) Parking spaces must be striped.
- 4) Minimum parking lot lighting is required.
- 5) Pedestrian improvements and landscape buffering may be deferred for the period of one year.
- 6) Consideration be given for landscaping adjacent to Route 19.
- 7) Developers agreement required, identifying conditions for temporary use.
- 8) Required land development improvements deferral and temporary occupancy permit valid for a period of one year, requiring applicant to request renewal, with a limitation that required improvement deferral not exceed three years.

Mr. Avolio suggested that the applicant meet with staff to establish reasonable completion dates.

ADJOURNMENT

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

The meeting adjourned at 8:35 p.m.