

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

Monday, October 13, 2008

Pine Township Municipal Building

This session of the Township of Pine Planning Commission was called to order at 7:10 p.m. by Pasquale Avolio.

Members in attendance were: Pasquale Avolio, Chair; Joel Dennison; 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.

Planning Commission member Michael Hansen entered the meeting at 7:13 p.m.

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**

Mr. Lombardo asked that Paragraph 4 of Page 5 of the September 8, 2008 meeting minutes read as follows: "Mr. Lombardo pointed out that if offsite parking was not permitted, the "car cruises" at North Way Community Church would therefore be prohibited."

Ms. Miller-Yeakel corrected the minutes to reflect that she had voted "nay" on the Wexford Fashion Center motion.

Motion was made by Mr. Dennison and seconded by Mr. Welter to approve the minutes of the September 8, 2008 Planning Commission meeting with the above noted corrections. The aye vote on the motion was unanimous. Motion carried.

**WEXFORD FASHION CENTER – Land Development Plan**

Mr. Kurpakus reported that the 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 advised that Planning Commission's comments of the September review are reflected on the revised plan.

Mr. McClelland highlighted the October 8, 2008 Lennon Smith Souleret letter of review, advising that the applicant is requesting waivers for the required percentage of transparency. Mr. McClelland advised that the applicant has also requested a waiver to the Code requirement for Post-Construction Stormwater Management, which he was not sure the Township could provide. He clarified that the Township is an MS4 community and post-construction stormwater manage-

TOWNSHIP OF PINE PLANNING COMMISSION  
MEETING MINUTES

October 13, 2008

Page 2

WEXFORD FASHION CENTER – Land Development Plan (Continued)

ment is required by the Pennsylvania Department of Environmental Protection.

Mr. David Lucci, Victor-Wetzel Associates, advised that the applicants, Peter and Linda Scolieri were also available for questioning. Mr. Lucci advised that they have received Allegheny County Conservation District approval of their project. He clarified that they are not required to receive a N.P.D.E.S. permit as the site is less than one acre. Mr. Lucci then provided material samples and colors for the Victorian-type building.

Mr. Avolio requested that the elevations be annotated for the Board of Supervisors, to indicate the location and colors of the building materials. Mr. Avolio recalled that the Planning Commission requested, at the September 8, 2008 meeting, that additional brick be added to the building.

Motion was made by Mr. Dennison and seconded by Ms. Miller-Yeakel to recommend, to the Board of Supervisors, approval of a waiver to Code Section 84-22.D.(3).(a).(1), requiring the street level façade of a building facing a public street to be transparent between two and eight feet in height for 70% of the horizontal length, with the applicant to provide a minimum of 60% transparency. The aye vote on the motion was unanimous with the exception of Mr. Avolio, who voted nay. Motion carried.

Mr. Avolio stated he did not feel the submission met the intent of the “TVO” standards.

The Planning Commission agreed that a waiver would not be granted for stormwater requirements as there did not appear to be a hardship for the applicant.

Motion was made by Mr. Dennison and seconded by Mr. Lombardo to recommend, to the Board of Supervisors, preliminary and final approval of the Wexford Fashion Center Land Development Plan, pursuant to an undated Title Sheet; Sheet 2 drawn August 14, 2008; Sheet 9 drawn August 14, 2008 and revised September 29, 2008; Sheet 10 drawn August 14, 2008 and revised September 29, 2008; all drawn by Tait Engineering; Sheet 3 drawn August 15, 2008 and revised September 29, 2008; Sheet 4 drawn August 15, 2008 and revised September 29, 2008; Sheet 5 drawn August 15 and revised September 29, 2008; Sheet 6 drawn August 15 and revised September 29, 2008; Sheet 7 drawn August 15, 2008 and revised September 29, 2008; Sheet 8 drawn August 15, 2008 and revised September 29, 2008; Sheet 11 drawn August 15, 2008; all drawn by Victor-Wetzel Associates; and Sheet 1 drawn September 15, 2008; and undated Sheets 2 through 6, all prepared by Wilkins Associates/Architects with the following conditions: 1) Compliance with the October 8, 2008 letter of review of Lennon Smith Souleret Engineering. 2) Execution of a developers agreement. 3) Construction permits subject to Township receipt of the PENNDOT Highway Occupancy Permit. The aye vote on the motion was unanimous with the exception of Mr. Avolio who voted nay. Motion carried

Mr. Avolio explained that he did not feel the submission complied with “TVO” standards for building materials and colors.

TOWNSHIP OF PINE PLANNING COMMISSION  
MEETING MINUTES

October 13, 2008

Page 3

THE VILLAGE AT PINE, PHASE IV

Mr. Kurpakus reminded that The Village at Pine, Phase IV, Planned Residential Development was tabled by the Planning Commission on May 12, 2008. Mr. Kurpakus noted that per engineering review, a left turn lane is warranted at Route 910 and the proposed site road, and several items remain outstanding from the engineer's review.

Mr. McClelland highlighted the items of the engineering review letter of October 8, 2008. He noted that the structural analysis provided by MS Consultants indicated that the culvert is significantly under-reinforced to meet current PENNDOT standards, but a design for culvert replacement has not been provided and DEP approval of the modification to the dam permit has also not been provided. He then noted that the applicant's engineering indicated the maximum depth of the pond is 4.75 feet and the average depth is 2.7 feet. Mr. McClelland suggested the Township review the depth of the permanent pond to determine conformance with the Code. He reported that the existing detention facility and proposed fore bay, located adjacent to Route 910, has not been screened from view of existing streets.

Mr. Don Trant, Trant Corporation, agreed that a left hand turn lane on Route 910 will be constructed with Phase IV and the PENNDOT Highway Occupancy Permit is pending. He added that they are asking for a waiver to the vertical curve requirements at four locations. He specified that they can meet the grading requirements but cannot meet the minimum K-value. Each is located at a "STOP" sign controlled location.

Mr. Avolio asked if the current ordinance can be reviewed to address this issue, to which Mr. McClelland agreed.

Mr. Trant clarified that the culvert is satisfactory for stormwater at this time and they will be addressing culvert modifications for traffic loading with the Department of Environmental Protection.

Mr. Dennison stated he would like to see a more aesthetically pleasing stormwater detention facility and significant improvement would therefore be necessary. He noted that a visually pleasing entrance would also be in the developer's best interest. Mr. Dennison questioned if the existing slope was appropriate.

Mr. Trant explained that the detention facility now has the Department of Environmental Protection distinction of being an aquatic habitat and the developer is limited in what can be done. He reminded that the detention facility was approved in the initial development plans. Mr. Trant expressed their understanding that the appearance needs addressed, but further review is required to determine what can be successfully grown on the slopes. Mr. Trant pointed out that sidewalk and street trees will improve the appearance, as well as decorative shrubbery along the access drive. He added that mounding and landscaping can be added to the top of the slope, behind the proposed townhouses. Mr. Trant advised that the developer is also considering donating an additional portion of the property to the fire company.

THE VILLAGE AT PINE, PHASE IV (Continued)

Mr. Dennison questioned if fencing could be installed at the top of the slope, for safety purposes, to which Mr. Trant agreed that it could be considered.

Mr. Dennison questioned if the detention pond slope exceeds the permitted grade. He asked that Mr. Kurpakus obtain an opinion from the Solicitor.

Mr. Dan Gramc, Goehring Rutter & Boehm, noted that the slope at the detention basin is an existing condition.

Mr. Dennison pointed out that disturbance around steep slopes is another Code provision that will require review. He then questioned the waiver regarding the PENNDOT Highway Occupancy Permit.

Mr. Kurpakus explained that the developer is requesting to grade for 34 residential units before the Highway Occupancy Permit is obtained. He provided the staff opinion that the grading permit can be issued, with the condition that building and occupancy permits will not be issued until a copy of the Highway Occupancy Permit is received.

Mr. Hansen stated that the Route 910 entrance will be a showcase and suitable improvement must be provided. He questioned if DEP truly considered the detention facility an aquatic environment.

Mr. Trant stated he had the DEP correspondence to verify it, which he would supply.

Mr. Avolio stated his understanding that stormwater facilities are not considered wetlands and Mr. Trant clarified the difference between an "aquatic habitat" and "wetlands".

Mr. Trant pointed out the detention basin has been a permitted facility since 1999.

Mr. Hansen asked that Mr. Kurpakus converse with DEP on the issue.

Mr. Gramc acknowledged that the detention facility site is difficult and cannot be completely screened or made safe. He questioned, specifically, what the Township wanted.

Mr. Welter stated that safety takes precedence.

Mr. Lombardo requested that street names be reconsidered. He then questioned if the detention facility could be converted into a dry pond, which Mr. Trant agreed to review.

Ms. Miller-Yeakel requested an earthen mound buffer with fence at the top of the facility and fencing at the bottom.

THE VILLAGE AT PINE, PHASE IV (Continued)

Mr. Lombardo felt that the townhouses require more brick. He recalled that additional brick was provided for Phase III townhouses, in locations of the greatest visibility.

Mr. Kurpakus clarified that 60% of the units in Phase III have brick fronts, 25% have brick sides, and 18% have brick backs. He advised there has been discussion with Ryan Homes for the Phase IV townhouses to reduce the Phase III brick percentages to 52%, 23%, and 23% and where individual units have the greatest concentration of viewing.

Mr. Gramc pointed out that the Phase IV townhouses are not along a main boulevard as those that are on Village Run Road.

Mr. Avolio suggested that a condition of approval be that facades comply with the Phase III brick requirements or the 52, 23, and 23 percentage.

Mr. Dennison asked that Mr. Kurpakus identify the areas where additional brick should be located and to prepare a document that can be included with the recommendation.

Mr. Avolio expressed his desire for more brick on the elevations and more specificity. He suggested that staff meet with Ryan Homes to clearly identify the required facade and the locations where additional brick will be required. He also suggested a solid board on board fence at the top of the detention facility, as well as a chain link fence and split rail fence at the bottom. He agreed that the facility should be converted to a dry pond and agreed that DEP should be consulted on this issue. Mr. Avolio suggested that, given the potential long permitting time frame for conversion to a dry pond, the Township may need to be flexible on the number of units permitted to be constructed prior to the access to Route 910. He pointed out that the dry pond would eventually contain trees and appear natural. Mr. Avolio added that the staff and the engineer should review the proposed screening although they are contingent on DEP requirements. He suggested that the scheduling for construction of the traffic signal and turning lane should be determined upon completion of Phase IV. Mr. Avolio also pointed out the Township must determine if the walking trail should be asphalt or gravel as shown in the Township standard details. He suggested that the review of Phase IV be tabled.

Mr. Gramc remarked that he did not feel it was reasonable to require conversion to a dry pond, due to time and financial constraints.

Mr. Dennison suggested that it be designed as an amenity.

Mr. Gramc offered to provide a time extension, if needed, but Mr. Kurpakus advised that Mr. Trant has previously provided a time extension.

Motion was made by Mr. Dennison and seconded by Mr. Welter to table consideration of The Village at Pine, Phase IV, Planned Residential Development. The aye vote on the motion was unanimous. Motion carried.

TOWNSHIP OF PINE PLANNING COMMISSION

MEETING MINUTES

October 13, 2008

Page 6

ADJOURNMENT

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

The meeting adjourned at 8:35 p.m.