

THESE MINUTES ARE CONSIDERED UNOFFICIAL UNTIL THEIR APPROVAL AT THE FOLLOWING MEETING.

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, September 14, 2009

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:05 p.m. by Pasquale Avolio, Chair.

Members in attendance were: Pasquale Avolio, Chair; Joel Dennison; John Lombardo; R. Jeffrey McGear; 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. The absence of Planning Commission member Michael Hansen, Vice-Chair, was noted.

There were approximately twenty-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

RECOGNITION OF PLANNING COMMISSION MEMBERS

Mr. Kurpakus recognized Mr. Avolio's and Mr. Hansen's five years of service on the Planning Commission.

MINUTES

Mr. Lombardo requested that the August 10, 2009 minutes be revised to change "galvanized" to "stainless steel" straps under the last paragraph on Page 3, T-Mobile.

Motion was made by Mr. Lombardo and seconded by Mr. Welter to approve the minutes of the August 10, 2009 Planning Commission meeting with the above noted correction. The aye vote on the motion was unanimous with the exception of Mr. Avolio and Ms. Miller-Yeakel due to their absence at that meeting. Motion carried.

ZONING ORDINANCE AMENDMENT

Mr. Kurpakus acknowledged the receipt of the draft zoning ordinance amendment, reflecting revisions discussed at the Code Review Committee meetings of March 18, 2009, and August 25, 2009. He advised that the Planning Commission had the opportunity to table the issue if they felt that additional time was needed for their review.

Motion was made by Mr. Dennehy and seconded by Mr. Lombardo to table review of the draft zoning ordinance amendment. The aye vote on the motion was unanimous. Motion carried.

GREEK CATHOLIC ORDINATE SUBDIVISION

Mr. Kurpakus reported that the Greek Catholic Ordinate Subdivision is a two-lot subdivision of their property located along Logan Road. He specified that Parcel 1 will consist of 146.05 acres and shall be separately reviewed as the Pine Crest Manor Planned Residential Development currently submitted to the Planning Commission for tentative approval. He added that Parcel 2 will consist of 46.69 acres which may be considered for development at some future date and is not included as part of the Pine Crest Manor Planned Residential Development application.

Mr. McClelland reported that the Lennon Smith Souleret Engineering review letter of September 9, 2009 advised there were no comments on the subdivision.

Mr. James Rumbaugh, President of the Meritage Group, reiterated that the proposal is a simple subdivision, creating two lots.

Mr. Bob Utoko, a trustee of St. Andrews, stated he had a mylar of the church property and there appeared to be a discrepancy in one of the property measurements.

Mr. Robert Bednar, Meritage Group, explained that the original deed measured from the center of the roadway. He offered to further explain the difference of 15 feet after the meeting.

Mr. Richard Kwiatkowski, 540 Pearce Mill Road, expressed his concern with ATV use on the open space, which will be adjacent to his property.

Mr. Kurpakus advised that the Township Code prohibits motorized vehicle use in Township parks and trails and in open space.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend to the Board of Supervisors, preliminary and final approval of the Greek Catholic Ordinate Subdivision, pursuant to Drawings R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, and R-18, all drawn by KU Resources, Inc., and dated August 21, 2009. The aye vote on the motion was unanimous. Motion carried.

PINE CREST MANOR

Mr. Kurpakus reported that the Meritage Group is proposing a 69 lot Planned Residential Development with two accesses to Logan Road. He noted that four lots will be accessed from Clover Lane in the Stonecrest development and one lot will be accessed from Timothy Road. Mr. Kurpakus advised that the Parks and Recreation Commission and the Environmental Advisory Council have both reviewed the plan and the applicant has agreed to their recommendations. He pointed out that Lennon Smith Souleret Engineering's preliminary review of the submitted documents indicates a number of unresolved items, which have not been included on the submitted plan set.

PINE CREST DEVELOPMENT (Continued)

Mr. McClelland referred to Lennon Smith Souleret Engineering's review letters of September 9 and September 14, 2009.

Mr. James Rumbaugh, President of the Meritage Group, expressed his appreciation to the Township staff and their engineer for their assistance in the review process. He stated that he had no objection to any of the review issues. Mr. Rumbaugh noted that the traffic report indicates the need for a three-way intersection on the bend at Logan Road, and a four-way intersection at the existing Logan Road and North Wind Court intersection. He reported there will be two detention basins and a sump at the plan entrance. Mr. Rumbaugh stated that the proposal creates a 140 x 120 foot active recreation area on a three-acre parcel, adjacent to the church, with six parking spaces. He questioned if the parking must be located behind the building line, as that would require moving both the parking and the recreation area back 30 feet.

Mr. Avolio recommended the issue be addressed, separately, with Mr. Kurpakus.

Mr. Rumbaugh questioned the trail requirements for asphalt, as he recommended that the trail be asphalt to the end of the first lot, transform to a 10-foot wide gravel trail, and then a 5-foot walking trail. Mr. Rumbaugh expressed his opinion that asphalt will crumble and result in a maintenance issue for the homeowner's association or the Township in the future.

Mr. Kurpakus advised that the Parks and Recreation Standard Details require that trails be constructed of asphalt.

Mr. Avolio polled the Planning Commission members on their preference for the trail material and each expressed their choice of asphalt.

Mr. Rumbaugh expressed his intent to revise the plans to indicate such.

Mr. McGeary questioned the proposed landscaping and Mr. Rumbaugh stated that a revised landscape plan will be submitted. Mr. McGeary requested that planting be provided within the cul-de-sac.

Mr. Rumbaugh explained that would create engineering issues with slopes and grading and would require re-evaluation by the EAC.

Ms. Yeake-Miller questioned if it was possible to loop the trail back to the common area.

Mr. Rumbaugh explained that the proposed location will allow for connection to the Phase II trail, which will connect to Pearce Mill Road.

Mr. Lombardo questioned if utilities will be extended to the adjoining properties.

PINE CREST DEVELOPMENT (Continued)

Mr. Rumbaugh advised that utilities will be extended to three different locations, per the Township's request.

Mr. Dennison questioned if interconnections to other adjacent parcels is possible.

Mr. Kurpakus advised that the property to the north was dedicated to the Township as part of the Stonecrest development, and will remain as open space. He added that the property to the west is the Kwiatkowski property, and Frontiers International and residential properties lie to the east, which would be infeasible due to existing topography.

Mr. Avolio pointed out that the applicant must request a waiver for slopes exceeding the permitted grade. He noted that a geo-technical report will be required. Mr. Avolio then referred to the vertical curve design. He asked Mr. McClelland to have the sight distance verified at the "Stop" conditions.

Mr. Rumbaugh agreed to comply with those requirements. He then provided copies of correspondence from the utilities, verifying the availability of water and sanitary sewer.

Mr. Richard Kwiatkowski, 540 Pearce Mill Road, stated that there is an existing trail that joins the two parcels. He expressed his concern about drainage in that location.

Mr. Avolio advised that the Township Engineer will review that issue.

Mr. Steve Matoka, the caretaker at St. Andrews, stated that the church sponsors an annual hayride each year, which he would like to see continued on the property.

Mr. Avolio stated that would be a private matter between the church and the applicant.

Mr. Matoka then stated there is a problem with litter on the subject property.

Mr. Avolio recommended that the police department be contacted for enforcement.

Mr. Matoka then questioned about the location of the public utilities which will be extended to the church property as the church intends to refinish their driveway and Mr. Avolio suggested he contact Township staff during business hours for that information.

Ms. Linda Crawford, 240 Timothy Road, questioned tree removal behind Timothy Road and Buckwheat Drive.

Mr. Rumbaugh replied that the only significant trees that will be removed will be for the detention basin, not immediately in the area of Timothy Road.

PINE CREST DEVELOPMENT (Continued)

Ms. Crawford questioned the lot which will be accessed from Timothy Road and Mr. Rumbaugh clarified that one house will be constructed on the cul-de-sac, without a street connection to the Pine Crest development.

Mr. James Eirkson, 211 Logan Road, questioned if he would be required to tap into the sanitary sewer, as it will be extended near his property.

Mr. Kurpakus recalled that the Allegheny County Health Department requires that connection be made to a sanitary sewer line if it is within 250 feet of a property line. He estimated the McCandless Township Sanitary Authority tap-in fee at \$3500.

Mr. Eirkson questioned if his driveway will be lowered for the new intersection and Mr. Rumbaugh replied that it will be adjusted and the area relandscaped. Mr. Eirkson remarked that vehicles occasionally skid into his yard in winter weather and he is concerned that will increase with the proposed intersection.

Mr. Rumbaugh offered to have his engineer meet with Mr. Eirkson to provide the details for that intersection.

Mr. John Morelli, 520 Warrendale Road, questioned the anticipated home prices and Mr. Rumbaugh surmised that would be approximately \$350,000 and would be constructed by Heartland Homes.

Mr. Kwiatkowski questioned the adequacy of the slope at the Turnpike construction area along Logan Road.

Mr. Kurpakus advised that the Township traffic engineer viewed the plans and traffic report and found them to be adequate.

Mr. Rumbaugh expressed intent to provide a revised submittal for the October Planning Commission meeting.

Motion was made by Mr. Dennison and seconded by Ms. Miller-Yeakel to table review of the Pine Crest Development. The aye vote on the motion was unanimous. Motion carried.

STONE AND COMPANY

Mr. Kurpakus reported that an application for sketch plan review has been received for a mobile dry ready-mix concrete plant at 318 Warrendale Road, and in the "B-1" Zoning District. Mr. Kurpakus noted that the submittal has not been reviewed by the Township engineer. He advised that Attorney Daniel Sporrer addressed the issue with the Board of Supervisors at their August work session.

STONE AND COMPANY (Continued)

Mr. Daniel Sporrer, Law Office of Daniel Sporrer, distributed an Allegheny County website aerial of the property and its location on the zoning map. He specified that the 60 x 40 foot, "L" shaped building is proposed to enclose the entire facility in a prefabricated building, similar to the nearby Heurich building. Mr. Sporrer expressed the applicant's opinion that they felt the it met the definition of "light manufacturing", which is permitted as a conditional use in the "B-1" Zoning District and would meet all conditional use requirements. He explained the process of the concrete mixing, stating that materials would be inserted into the trucks inside the building and the actual mixing would occur within the trucks after they exit the building. He noted that several outdoor material bins would be located nearby and would be covered with slanted roofs of the same material and color as the building. Mr. Sporrer added that parking will be located on the western side of the 6,000 square foot building and the entire driving pad would be constructed of concrete.

Mr. Avolio interrupted Mr. Sporrer, stating that he felt an interpretation was needed by the Township Zoning Office or the Solicitor on whether the use would be considered "light manufacturing". He advised Mr. Sporrer that he could continue the presentation, but his understanding was that the Municipalities Planning Code would not permit the Planning Commission to make a recommendation to the Board of Supervisors without that interpretation. Mr. Avolio questioned Mr. Kurpakus for his opinion.

Mr. Kurpakus answered that after reviewing the information provided by the applicant, staff does not feel the use meets the Code definition of "light manufacturing, research, testing".

Mr. Sporrer disagreed, stating that the manufacturing process does occur inside. He also expressed his legal opinion that the Planning Commission was able to make a recommendation on if the use met the definition of "light manufacturing".

Mr. John Schleicher, Gibson-Thomas Engineering, requested to provide a brief presentation of the plan. He specified that the parcel is a 25-acre site, with the development concentrated on 1 ½ acres. He noted that Brush Creek runs through the property; therefore creating a wetland area and although there would be no impact to the stream, stream buffer or wetland, they intended to request a waiver to allow a 250 foot length to be within 50 feet of wetland for parking and stormwater facilities. Mr. Schleicher expressed their opinion that the proposed use is a modern and clean operation.

Mr. Dennison questioned the indicated "wash-out" area.

Mr. Schleicher explained that the trucks will be cleaned in a pit after concrete delivery. He noted that the on-site stormwater treatment will recycle and reuse water.

Mr. Tom Tumulte, Stone and Company, advised that Stone and Company provides concrete for government projects and desires this location due to its proximity to the nearby Turnpike project.

STONE AND COMPANY (Continued)

Mr. Dennison questioned what environmental permits would be required and Mr. Schleicher replied that the need for only a N.P.D.E.S. permit is anticipated. Mr. Dennison questioned the number of trucks that would be accessing the site daily.

Mr. Sporrer replied that four trucks per hour would be the capacity.

Mr. Dennison questioned the proximity of the Boff property entrance and Mr. Schleicher estimated that distance at 250 feet. Mr. Dennison questioned if it would be a permanent facility and Mr. Sporrer replied that the plan is to remain for an indefinite period.

Mr. Welter stated he was reluctant to discuss the plan until a zoning determination was made, although he was curious as to how the dust would be controlled.

Mr. Sporrer explained that the cement is piped directly into the hopper which is enclosed.

Mr. Welter then questioned the water treatment.

Mr. Sporrer replied that the State Turnpike Commission would have an on-site inspector to monitor the process.

Mr. Lombardo questioned the hours of operation and Mr. Sporrer surmised they would be 6 a.m. to 3 a.m., as that is typical. Mr. Lombardo questioned if the "wash-out" area would be enclosed and Mr. Sporrer replied that may be able to accommodate that request. Mr. Lombardo questioned if there would be a noise concern with the high-pressure water system used to clean the trucks and Mr. Tumulte replied that he did not feel it would be extremely loud.

Mr. McGeary questioned if a traffic study would be submitted and Mr. Sporrer replied that it would be, as required by the Code. Mr. McGeary pointed out that the Code does not permit operation before 7:00 a.m.

Mr. Avolio also pointed out that outdoor storage regulations and conditional use requirements will apply. He then questioned if the location of Brush Creek required a defined flood plan study and Mr. Schleicher replied that it did not.

Mr. Avolio questioned the disposal of residual concrete.

Mr. Tumulte advised that it would be used to manufacture pre-cast products for re-sale. .

Mr. Avolio requested that the infrastructure be defined and details on the stormwater recycling be provided, if the proposed use if found to be permitted in the zoning district.

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ADJOURNMENT

Motion was made by Mr. Lombardo and seconded by Mr. Welter to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 8:40 p.m.