

## MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, December 14, 2009

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:00 p.m. by Michael Hansen, Vice-Chair.

Members in attendance were: Michael Hansen, Vice-Chair; Joel Dennison; John Lombardo; Jeffrey McGeary; Sharon 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 Chair Pasquale Avolio entered the meeting at 8:10 p.m.

There were approximately twenty visitors present.

Mr. Hansen 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. Welter and seconded by Mr. Dennison to approve the minutes of the November 9, 2009 Planning Commission meeting. The aye vote on the motion was unanimous with the exception of Mr. Hansen who abstained due to his absence at the meeting. Motion carried.

### STONE AND COMPANY

Mr. Hansen announced that the Planning Commission would adjust the agenda and review the Stone and Company submission at this time if there were no objections, which there was not.

Mr. Kurpakus reminded that the Planning Commission had previously reviewed a sketch plan submission from Stone and Company for a redi-mix concrete plant at 318 Warrendale Road. Mr. Kurpakus additionally reminded that the plan indicates an approximately 5900 square foot building in the "B-1" Zoning District, housing concrete manufacturing equipment. He added that the plan indicates outside storage bins for raw materials.

Mr. John Schleicher, E.A. Thaner & Associates, reported that the development will be limited to 1.7 acres of the 25-acre site. He explained that the facility walls will be tan standing-seam panels, the roof will be hunter green standing-seam panels, hunter green canopies will be located over each door, windows will be located across the north and west faces, and the roof lines will have vertical and horizontal offsets. He pointed out the imprinted brick finish, with accents of hunter green at the corners. Mr. Schleicher expressed his belief that metal is an optional material permitted under the Code. Mr. Schleicher then explained the operation of the facility, advising that the raw materials would be stored on site, transported inside for processing,

TOWNSHIP OF PINE PLANNING COMMISSION  
MEETING MINUTES

December 14, 2009

Page 2

STONE AND COMPANY (Continued)

and then trucked away. Mr. Schleicher noted that the development would be within a greenway and appropriate plantings are indicated. He pointed out that the building will sit approximately ten feet below the roadway, which would also reduce visibility. Mr. Schleicher then addressed the building elevations, noting the architectural features as required by the Code. He indicated the locations for several retaining walls, the highest being eight foot and along Warrendale Road. Mr. Schleicher pointed out the area of storage bins for the aggregate material. He advised that a filtering system will recycle and reuse the water from the truck cleaning pit and stormwater collection. He added that the bio-retention facility will be planted with hydro-vegetation. Mr. Schleicher stated that although there would be no wetland impact, the applicant is requesting a modification to the 50-foot wetland setback to accommodate the stormwater detention system. Mr. Schleicher then addressed the issues noted in the December 10, 2009 Lennon Smith Souleret Engineering review. He expressed his opinion that the proposed use falls within the "light manufacturing" permitted use. Mr. Schleicher disagreed with the review's statement that a 40-foot greenway is required, stating that only a 15 foot greenway is required for non-residential use. He also disagreed with the requirement of a 100-foot structure setback, expressing his opinion that only a 40 foot setback is required. Mr. Schleicher also disagreed that the submittal does meet the Code requirement that all uses be conducted wholly within an enclosed building. He stated that the use is entirely contained and the accessory structures are permitted. Mr. Schleicher stated that the parking issue will be addressed and detail will be provided for screening of the mechanical equipment. He noted that additional architectural features can be added, if necessary, and concluded that all technical engineering issues will be addressed.

Mr. Dennison pointed out that the Code specifically prohibits concrete or asphalt plants.

Attorney Daniel Sporrer, Law Office of Daniel Sporrer, argued that the Code section prohibiting a concrete plant was part of an ordinance enacted in 1982 and has never been updated. Their position is that the proposed facility is not a concrete plant type that existed in 1982, as all dry mixing of sand and cement is contained to the building and the only outside activity is loading of material and truck cleaning. Mr. Sporrer expressed intent to apply for a Conditional Use permit as he feels that the proposal meets all requirements for such. He concluded by stating that their proposed use is no different than any other light manufacturing use.

Mr. Dennison expressed his concern with the scope of the accessory uses as they are two to three times larger than the main building. He stated that the intent of the ordinance is to limit their size.

Mr. Sporrer argued that the Code does not limit the size of accessory structures. He added that the site sits below the road and the bins will not be visible. He added that there is no residential structure within 2000 feet, other than existing non-conforming structures.

Mr. Dennison questioned if a traffic study has been submitted.

Mr. Kurpakus informed that the applicant's traffic report was submitted to the Township's traffic engineer but their written response has not yet been received.

STONE AND COMPANY (Continued)

Mr. Sporrer advised that the site's peak capacity will be four trucks per hour, other than deliveries, and a full traffic report was therefore not required.

Mr. Dennison questioned the hours of business and Mr. Sporrer replied they will be between 7:00 a.m. and 3:00 p.m. He added that trucks will not idle outside and noise will be minimal.

Mr. Welter questioned provisions for dust control.

Mr. Sporrer explained that all dust is collected in the building, although they will be required to obtain an air quality permit from DEP.

Mr. Thomas Tumulte, Stone and Company, explained that internal dust collectors will serve inside and dust around the aggregate bins will be limited due to open and sloped roofs and the fact that the outdoor material is coarse.

Mr. Welter questioned how the Pennsylvania Department of Environmental Protection categorizes the waste water.

Mr. Tumulte stated he was not aware of how it would be categorized, although he did not believe it would be either potable or hazardous. He advised that DEP regularly visits their other sites and there have been no issues to date..

Mr. Welter stated that he was very much interested in how DEP would categorize their wastewater.

Mr. Lombardo noted that accessory structures are limited to a 20-foot height.

Mr. Schleicher explained that the shed-type roof will extent 2/3 from the eight foot high front retaining wall.

Ms. Miller-Yeakel questioned if the applicant will have difficulty operating within the permitted hours of operation, which Mr. Kurpakus informed would be 7:00 a.m. to 7:00 p.m.

Mr. Sporrer acknowledged there could be times that off-hour delivery times are necessary. He suggested they could request permission for special circumstances, as needed.

Ms. Miller-Yeakel questioned how staff would deal with that situation.

Mr. Kurpakus surmised that requests could be submitted to staff or to the Board of Supervisors and recommended that any approval address that issue.

Mr. McGeary questioned how drainage from the open bins could be controlled from entering the nearby stream.

TOWNSHIP OF PINE PLANNING COMMISSION  
MEETING MINUTES

December 14, 2009

Page 4

STONE AND COMPANY (Continued)

Mr. Schleicher explained the stormwater provisions of the site.

Mr. Hansen questioned if the washout area was constructed of concrete and Mr. Schleicher replied affirmatively. Mr. Hansen questioned the possibility of that overflowing into the stormwater basin.

Mr. Schleicher advised that the washout area is designed for a 1-year storm event and the stormwater facility is designed for a 100-year event.

Mr. Hansen questioned the applicant's position on tabling the submission.

Mr. Sporrer expressed his concern that they would address the Planning Commission's issues, only to be rejected for the "use" issue.

Mr. Hansen expressed his desire to review the traffic study.

Mr. Dennison stated that it appeared the Planning Commission required the opportunity for additional consideration.

Motion was made by Mr. Dennison and seconded by Mr. Welter to table review of the Stone and Company land development plan. The aye vote on the motion was unanimous. Motion carried.

SIERRA PINE SUBDIVISION

Mr. Kurpakus reported that the applicant for the Sierra Pine Subdivision has requested this be tabled to permit him to address the engineering review.

Motion was made by Mr. Dennison and seconded by Mr. McGearly to table review of the Sierra Pine Subdivision. The aye vote on the motion was unanimous. Motion carried.

THE VILLAGE AT PINE – Phase 3, Retail Subdivision

Mr. Kurpakus reported that Village at Pine, L.P. is proposing a modification to The Village at Pine, Phase 3 Planned Residential Development, to create individual lots for the commercial building currently constructed and future building lots.

Mr. McClelland reported there is only one minor outstanding item remaining from the December 2, 2009 letter of review.

TOWNSHIP OF PINE PLANNING COMMISSION  
MEETING MINUTES

December 14, 2009

Page 5

THE VILLAGE AT PINE – Phase 3, Retail Subdivision (Continued)

Mr. Don Trant, Trant Corporation, noted that as two lots do not have frontage to a public street, they are requesting a waiver to that requirement as they are acquiring the necessary right-of-ways.

Mr. Avolio expressed his intent to recuse himself from vote on the submission, due to his employment with one of the businesses within the Village, although he questioned the subdivision's compliance with the approved master plan.

Mr. Trant advised that the plan contains a note stating that if a lot is sold to a different entity, the road maintenance agreement and utility agreement must be in writing and recorded.??

Mr. Avolio suggested that be in accordance with the master plan.

Motion was made by Mr. McGeary and seconded by Ms. Miller-Yeakel to recommend to the Board of Supervisors, approval of The Village at Pine, Phase 3, Retail Subdivision. The aye vote on the motion as unanimous, with the exception of Mr. Avolio, who abstained. Motion carried.

PINE-RICHLAND HIGH SCHOOL

Ms. Cassandra Renninger, Eckles Architecture, displayed a sketch plan indicating revisions to the Pine-Richland High School/Middle School campus, to address additional administration and education needs. Ms. Renninger reviewed a two-story structure which will connect to the existing high school and traffic revisions to improve the safety and security of building and site. She indicated the addition of a driveway around the back of the existing building as access for staff parking and defined bussing provisions which will restrict all other traffic during their movement.

Mr. Michael Takacs, Civil and Environmental Consultants, added that a comprehensive signage plan and changes in pavement material will provide for better traffic flow. He noted that a traffic impact study is currently being performed.

Mr. Dennison questioned the staff egress.

Mr. Takacs explained that a bollard or gate is intended at their current parking access for safety reasons. Therefore, staff will be required to exit as they entered, from a right turn at a 3-way intersection upon entering from Warrendale Road.

Mr. Welter questioned how movement between the schools will be addressed.

Ms. Renninger explained that a raised sidewalk will serve as a "spine" between the middle school and the high school.

Mr. Welter questioned if there is an intent to redesign the guidance area.

PINE-RICHLAND HIGH SCHOOL (Continued)

Ms. Renninger replied that a new lobby is anticipated.

Mr. Lombardo questioned if the school could provide for another access from Warrendale Road and Ms. Renninger stated that she did not believe that is an option.

Superintendent Dr. Mary Bucci pointed out that the plan makes better use of the existing entrances as currently, all buses and most traffic use the Warrendale Road entrance.

Ms. Miller-Yeakel expressed her concern with the length of travel for the staff to exit the campus, but Ms. Renninger pointed out that it would not be much longer that they currently travel.

Mr. McGeary questioned the connection of the trail systems.

Mr. Kurpakus pointed out the connection of the Stonecrest trail to the school campus.

Mr. Hansen questioned how many years the proposed addition would provide for and Ms. Redding estimated that to be ten years.

Mr. Hansen questioned how many parking spaces will be added.

Mr. Takacs replied that 2,385 spaces is the target number which was derived when planning the stadium.

Mr. Hansen questioned if adequate parking is an issue at this time and Mr. Takacs replied that it is not.

Mr. Avolio requested that a narrative be provided for the traffic circulation at the next review.

ADJOURNMENT

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

The meeting adjourned at 8:40 p.m.