

THESE MINUTES ARE CONSIDERED UNOFFICIAL UNTIL THEIR APPROVAL AT THE FOLLOWING MEETING.
MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, March 8, 2010

Pine Township Municipal Building

This session of the Township of Pine Planning Commission was called to order at 7:00 p.m. by Pasquale Avolio.

Members in attendance were: Pasquale Avolio, Chair; Michael Hansen, Vice-Chair; Joel Dennison; John Lombardo; and Garrin Welter. Also present were Larry Kurpakus, Director of Code Administration and Land Development; Timothy R. McClelland, Lennon, Smith, Souleret Engineering, Inc., and Matt Radinovac, Herbert Rowland and Grubic, Inc. The absence of Planning Commission members Jeffrey McGeary and Shannon Miller-Yeakel was noted.

There were approximately fifteen 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. Hansen to approve the minutes of the February 8, 2010 Planning Commission meeting. The aye vote on the motion was unanimous. Motion carried.

PINE-RICHLAND HIGH SCHOOL

Mr. Kurpakus reported that the Pine-Richland School District is proposing approximately 117,000 square foot of building addition to the High School on Warrendale Road. He advised that site development includes the construction of an asphalt drive around the building to serve the expanded student parking area. Additional reconfiguration of the existing parking areas is included to provide a single bus pick-up/drop-off for both the high school and middle school buildings. Mr. Kurpakus added that the proposed parking is consistent with the minimum parking requirements established with the existing conditional use approvals for the stadium. He also added that the project includes comprehensive traffic improvements. Most significant is a traffic signal at the intersection of Warrendale Road and the High School entrance and another at the intersection of Babcock Boulevard and Warrendale Road.

Mr. McClelland advised that the March 8, 2010 letter of review is an update to the March 1, 2010 review by Lennon Smith Souleret Engineering.

Mr. Kurpakus provided the applicant with copies of the latest reviews of Lennon Smith Souleret Engineering and Herbert Rowland and Grubic.

Ms. Cassandra Renninger, Eckles Architecture, specified that two small additions and one large addition is proposed, with safety and security of the campus greatly improved.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES

March 8, 2010

Page 2

PINE-RICHLAND HIGH SCHOOL (Continued)

Mr. Michael Takacs, Civil & Environmental Consultants, added that the proposed site development will include the demolition of existing curbs, sidewalks, and asphalt and construction of the proposed building additions, proposed parking lots, bus drop-off area, drive aisles and access drives, sidewalks, storm sewers, the re-use and alteration of existing onsite stormwater detention facilities, water quality best management practices, landscaping, and site utilities. He noted that designated parking spaces will assist in decongestion. He added that elevated pedestrian pathways will also relieve congestion. Mr. Takacs noted that the projected construction period is from August 2010 through August 2011.

Mr. Avolio requested detail on the raised walkway and Mr. Takacs replied that additional details are not available at this time.

Mr. Welter questioned if the high school would still have only the one entrance from Warrendale Road.

Ms. Renninger replied that students and the public will still only have access from Warrendale Road, although a traffic signal and revised parking will greatly improve the existing conditions. She noted that only busses will be permitted to enter the high school from Logan Road and the middle school, as they currently do. Ms. Renninger explained that will be controlled internally on the campus through signage and traffic guards.

Mr. Hansen expressed his concern with student parking.

Mr. Takacs explained that two crossing guards and staff will hold the student parking back until all the bus traffic exits, as is done currently.

Ms. Renninger added that there will be designated parking for students leaving before dismissal time.

Mr. Hansen suggested that the student parking and staff parking areas be switched, but Mr. Takacs explained that the proposal provides for better control.

Mr. Dennison questioned the procedure for student drop-off at the middle school and Mr. Takacs explained that staff and parents will enter the middle school from Logan Road, as is done currently.

Mr. Welter questioned how it would be handled if a student unexpectedly needed to leave early and Mr. Takacs explained they could exit from the rear student parking.

School District Superintendent Mary Bucci supported the revised traffic patterns.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES

March 8, 2010

Page 3

PINE-RICHLAND HIGH SCHOOL (Continued)

Mr. Lombardo questioned if the number of parking spaces would be increased or decreased and Mr. Takacs advised that the number of parking spaces will remain the same and is sufficient according to the Township Code.

Mr. Avolio asked that details of stamped concrete and raised median be indicated on the plan. He then suggested that the signage plan be improved. He specified that there should be additional speed limit signs and "Yield to Pedestrians" signs and the double yellow lines should be emphasized.

Mr. Radinovac noted that PENNDOT's review is critical, but has not yet been received. He specified that additional review of both the Babcock Boulevard/Logan Road intersection and the Bakerstown Road/Babcock Boulevard intersection is necessary as alignment or improvements may be necessary.

Mr. Daniel Gramc, Goehring Rutter Boehm, surmised that PENNDOT'S review will not be completed in the near future. He expressed agreement with the traffic engineer's comments and requested that the plan receive preliminary approval contingent on Lennon Smith Souleret Engineer's and Herbert Rowland Grubic's reviews.

Mr. Avolio suggested the plan be tabled to permit the applicant to make revisions.

Motion was made by Mr. Hansen and seconded by Mr. Welter to table consideration of the Pine-Richland School District Land Development Plan. The aye vote on the motion was unanimous. Motion carried.

SILVER PINE

Mr. Kurpakus reminded that Sierra Pine's earlier submissions were tabled to permit the applicant to respond to the engineering reviews. He advised that the revised drawings reflect those earlier reviews. He specified that sanitary sewer has been extended to the property lines in the area of Brierly Lane, stormwater management has been slightly modified, and conservation easements are now indicated. Mr. Kurpakus noted that the issue of tree mitigation remains outstanding, although the developer met twice with the Environmental Advisory Council.

Mr. McClelland reported that the applicant has indicated intent to comply with the review issues, most of which will be resolved at the time of final approval submission.

Mr. Michael Wetzel, Victor-Wetzel Associates, informed that minor plan revisions were made to the Silver Pine Subdivision of 12 lots on the 100% wooded 42 acre site. He reminded that the parcel is in the "E-1" Zoning District, which requires a minimum of 300 foot frontage and three acres. Mr. Wetzel noted that eight acres have been dedicated for conservation. He added that the entry wall and sign will be of stone material. He then listed the four requested waivers as follows: 1) To allow 2:1 slopes at both side of the entrance roadway area in-lieu-of

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES

March 8, 2010

Page 4

SILVER PINE (Continued)

the Township required 2.5:1 slopes. Mr. Wetzel explained that the reason is to allow for less disturbance of the existing slope and to preserve the existing trees within this area. He clarified that there is approximately 0.4 acres less disturbance of trees and slopes with the proposed 2:1 slopes. 2) To permit sidewalk to only be located on one side of the street. Mr. Wetzel explained that there are only 12 lots, each being three acres. The layout of the sidewalk, as shown on the plan, winds through the streetscape in-lieu-of a traditional follow the road and right-of-way look. 3) To make a payment in-lieu of the construction of sidewalk/trail along Babcock Boulevard due to existing slopes and lack of trails and sidewalks within this section of the Township. He noted that the same waiver request was granted for Lake MacLeod for that existing development and no other sidewalk exists along Babcock Boulevard. 4) The requirement is to mitigate a total of 686 trees of significance. Mr. Wetzel requested they be required to only mitigate the larger size oaks and maples, which are true trees of significance. He stated that to mitigate all 762 trees would cost the developer over \$800,000 or more than \$69,000 per lot, which is more than what they paid for the property. He added that in addition, the developer is requesting a waiver to the wooded slope disturbance planting requirement of the site as the mitigation requirements of the woodland disturbance and the trees of significance overlap each other for this totally wooded site.

Mr. Avolio expressed his opinion that the developer cannot compare developments when requesting a waiver for tree mitigation.

Mr. Wetzel noted that it was the EAC that originally used the Camp Trees comparison. Mr. Wetzel advised that he has met three times with the EAC, without an agreement being reached for the tree mitigation.

Mr. Lombardo questioned maintenance responsibility of the one side sidewalk, as only half of the residents would have it in front of their property.

Mr. Wetzel acknowledged that only those with fronting sidewalk would have maintenance responsibility.

Mr. Lombardo questioned if crosswalks will be provided at the intersections and Mr. Wetzel advised it will be indicated on the final plans.

Mr. Hansen questioned if a “fee in-lieu-of” is proposed for the lack of trail on Babcock and Mr. Wetzel replied that it is. Mr. Hansen recommended that a “fee in-lieu of” should also be assessed for the lack of a complete sidewalk. He then added his opinion that the EAC followed Code requirements for tree mitigation and their recommendation should be respected.

Mr. Wetzel suggested that the formula be modified for each zoning district.

SILVER PINE (Continued)

Mr. Avolio questioned if it was even possible to plant the required number of trees that are required to be mitigated.

Mr. Wetzel stated that under all the Code requirements, over 1,400 trees would be required, which could not be planted on the property. He reminded that conservation of eight acres is indicated.

Motion was made by Mr. Dennison and seconded by Mr. Lombardo to recommend to the Board of Supervisors, approval of Waiver 1, that cut and fill slopes shall not exceed two and one-half to one. The aye vote on the motion was unanimous, with the exception of Mr. Hansen, who abstained. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. Avolio to recommend to the Board of Supervisors, approval of Waiver 2, to allow a single sidewalk on one side of street, as shown on the drawings.

Mr. Hansen asked that the motion be amended to require the developer to make payment "in-lieu-of" providing a complete sidewalk, with the fee to be negotiated with staff, but Mr. Dennison did not accept that suggested amendment.

As there was not consensus on the motion, a roll call vote was taken with Mr. Dennison voting aye, Mr. Hansen voting nay, Mr. Welter voting aye, Mr. Avolio voting aye, and Mr. Lombardo voting nay. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend to the Board of Supervisors, approval of Waiver 3, to eliminate the required pedestrian sidewalk or trail along Babcock Boulevard, provided that a fee "in-lieu-of" is determined with staff at the time of final approval. The aye vote on the motion was unanimous with the exception of Mr. Hansen who abstained. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend to the Board of Supervisors, approval of Waiver 4 to provide planting of 352 trees rather than mitigating 686, with 88 trees to be planted on-site and the remaining 264 trees at a cost of \$29,040 to be paid as a fee in-lieu-of. As there was not consensus, a roll call vote was taken with Mr. Dennison voting aye, Mr. Welter voting nay, Mr. Hansen voting nay, Mr. Avolio abstaining, and Mr. Lombardo voting nay. Motion failed.

Mr. Hansen reiterated that the EAC's recommendation should be respected.

Mr. Avolio explained that he abstained as he felt the Code requirements and EAC's recommendation were excessive as they applied to this project for estate-type home development, but did not want to ignore the EAC recommendation.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES

March 8, 2010

Page 6

SILVER PINE (Continued)

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend to the Board of Supervisors, preliminary approval of the Silver Pine Subdivision, pursuant to Cover Sheet and Drawings 3 through 10 dated March 1, 2010 and Drawing 2 dated January 26, 2010, all drawn by Victor-Wetzel Associates, with the following conditions: 1) Compliance with the Lennon Smith Souleret Engineering review of March 8, 2010. 2) Inclusion of Waivers 1 through 3. The aye vote on the motion was unanimous with the exception of Mr. Hansen, who opposed. Motion carried.

NORTH HILLS RACQUET CLUB

Mr. Don Trant, Trant Corporation, explained that the proposed subdivision will create the road right-of-way extension, across the Oxford Athletic Club property, to serve Phase 5 of the Village at Pine.

Motion was made by Mr. Dennison and seconded by Mr. Hansen to recommend to the Board of Supervisors, preliminary and final approval of the North Hills Racquet Club Subdivision, pursuant to Sheet 1 of 1, prepared by Trant Corporation, dated February 12, 2010, with the following conditions: 1) Compliance with the February 18, 2010 letter of review of Lennon Smith Souleret Engineering. 2) The plan is to be amended to include a note stating that the Township will not accept Village Club Drive until it is constructed to Township standards. The aye vote on the motion was unanimous. Motion carried.

HEURICH CONSTRUCTION

Mr. Kurpakus reported that Heurich Construction has submitted an Application for Change in Zoning District for property located south of Route 910 in the area of Brown and Reynolds Road. He specified that the affected parcels are approximately 74 acres. Mr. Kurpakus pointed out that the request to re-zone "R-1" property to "R-2" and "R-3" may result in higher density residential development. He noted that adjacent parcels to the west are currently "R-2" and "R-3" and parcels to the east are "S-1".

Mr. McClelland reported that he has not reviewed the submission.

Mr. Michael Wetzel, Victor-Wetzel Associates, advised that the 74 acre parcel currently contains a garage, barn, pole building, and water tower.

Mr. Kurpakus observed that the Allegheny County Assessment Office identifies the property as three separate parcels.

Mr. Ronald Heurich, Heurich Construction, explained that the properties were purchased at different times, but are all under their ownership.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES

March 8, 2010

Page 7

HEURICH CONSTRUCTION (Continued)

Mr. Wetzel referred to the zoning of adjacent parcels and expressed his opinion that their proposal to rezone 63 acres from R-1 to R-3 and 11 acres to R-2 is a logical transition. He clarified that there are no current development plans for that property.

Mr. Avolio advised that zoning ordinance and map changes are legislative acts, subject to Section 609 of the Municipalities Planning Code which stipulates that the Township, in considering the landowner's proposed amendment, shall consider the amendments, plans and explanatory material submitted by the landowner and the effect of the proposed change on: 1) the impact of the proposal upon road, schools and other public service facilities; 2) the suitability of the site for the intensity of use proposed by the site's soils, slopes, woodlands, wetlands, flood plains, aquifers, natural resources and other natural features; 3) the impact of the proposed use on the site's soils, slopes, woodlands, wetlands, flood plains, natural resources and natural features, and any adverse environmental impacts; 4) the impact of the proposal on other land uses which are adjacent, as well as public health and welfare. Mr. Avolio stated that he did not see that sufficient information was submitted in support of or justification for the rezoning. He asked that additional information be submitted for consideration.

Mr. Dennison stated that he is not opposed, but would rather the request was from "R-1" to "R-2", not "R-3", to provide a better transition to adjoining lower density zoning districts.

Mr. Hansen stated that he did not see the need for the property to be rezoned.

Mr. Welter echoed Mr. Dennison's remarks and added that he would like to see justification for the request.

Mr. Wetzel pointed out that the parcel across Route 910 was part of The Village of Pine and has multi-family housing, consistent with "R-3" zoning. He suggested that the "R-3" Zoning District be extended across Route 910, with Brown and Reynolds as boundary.

Mr. Avolio pointed out that the plan indicates "R-2", south of Reynolds Road. He felt the parcel is more consistent with "R-1" than "R-2". He stated that south of Brown Road is more appropriate for "R-1" as the existing residences adjoining the area are bigger lots. Mr. Avolio stated that "R-3" zoning would have significant impact to Reynolds and Brown Road, which are not sufficient for additional traffic if the property was ultimately developed with high density garden apartments that the "R-3" Zoning District permits. He clarified that he is not opposed to some rezoning, possibly to "R-2", but would not be in favor of rezoning to R-3 due to road issues, density, and the existing slopes.

Mr. Dan Gramc, Goehring Rutter Boehm, suggested that a portion of the "R-3" rezoning be permitted across from the Village entrance on Route 910.

Mr. Avolio indicated that property exists as "R-3" zoning, but additional information will need to be provided to address concerns.

TOWNSHIP OF PINE PLANNING COMMISSION

MEETING MINUTES

March 8, 2010

Page 8

HEURICH CONSTRUCTION (Continued)

Mr. Gramc stated that Route 910 is not suitable for "R-1" housing. He suggested that a road network plan may be necessary.

Motion was made by Mr. Dennison and seconded by Mr. Welter to table consideration of the Heurich Construction rezoning request. The aye vote on the motion was unanimous. Motion carried.

EURO-ACADEMY

Mr. Kurpakus reported that Pearce Mill, LLC, is proposing a private school at property located at 210 Pearce Mill Road. He suggested that consideration for parking and the existing non-conforming conditions on the lot should be considered.

Mr. Brian Putos, Euro Academy, expressed his goal to open the small school in September 2011. He acknowledged their continuing work on access and stormwater issues.

Ms. Doris Allison and James Schlaegle, 220 Pearce Mill Road, expressed their interest in how the plan will impact their adjoining property. They stated that they would like to have the ability to address the issue.

Mr. Kurpakus advised that they will receive adjoiner notifications when a formal application is received.

Mr. Dennison stated he is supportive of the use, although he, too, is concerned about traffic issues. He added his support of the rear recreation area as long as it is screened from the adjoining residential use. Mr. Dennison concluded that he would appreciate receiving more specifics of the proposed outside revisions.

Mr. Hansen echoed concerns with parking.

Mr. Welter added that he is supportive, in theory, although he is concerned with egress.

Mr. Lombardo questioned the anticipated number of children that the school will serve and Mr. Putos advised that 45 is the optimum number for the three classrooms.

Mr. Avolio suggested that Mr. Putos continue to consult with staff before resubmitting.

ADJOURNMENT

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

The meeting adjourned at 9:08 p.m.