

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

Monday, July 12, 2010

Pine Township Municipal Building

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; and R. Jeffrey McGeary. 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 & Grubic. The absence of members Pat Avolio, Chair, Michelle Miller-Yeakel, and Garrin Welter was noted.

There were approximately ten 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. Lombardo and seconded by Mr. Dennison to table the minutes of the June 14, 2010 Planning Commission meeting due to a lack of quorum. The aye vote on the motion was unanimous. Motion carried.

PINE HOLLOW SUBDIVISION

Mr. Kurpakus reported that the Pine Hollow Subdivision is an 18-lot subdivision in the "R-2" Zoning District on Wallace Road, previously approved by the Board of Supervisors as the seven lot subdivision known as Wexford Hills. He noted that an updated Parks and Recreation recommendation was included in the meeting packet.

Mr. Robert Jagger introduced himself and Frank Zappala of First City Pine and John Schleicher of Gibson-Thomas Engineering. Mr. Jagger reported that the Pine Hollow Subdivision, proposed for the west side of Wallace Road, will consist of 18 single-family residential lots on 15.625 acres. Mr. Jagger advised that 5.9 acres will be designated as conservation area, only 5.7 acres will be disturbed for roadway and lots, and 367 trees of significance will be mitigated. Mr. Jagger concluded that the revised plans reflect Lennon Smith Souleret's review comments.

Mr. Dennison asked that the 15-foot utility easement be increased to 20 foot to permit for future sanitary sewer construction, to which Mr. Jagger agreed. Mr. Dennison questioned the conservation district provisions.

Mr. Jagger explained that the conservation district will be addressed in each lot deed and in the homeowner's covenants and will restrict any building or planting.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES

June 14, 2010

Page 2

PINE HOLLOW (Continued)

Mr. McGeary questioned the applicant's position on the Parks and Recreation recommendation of a \$30,000 in lieu of providing recreation within the development.

Mr. Zappala objected to the amount, instead proposing that the fee be \$24,300. He pointed out that the fee for The Heights of North Park, Phase 5, had been \$23,250 for 19 lots. He added that the houses on their 18 lots were 1/3 the value of those in The Heights.

Mr. Hansen stated that he did not feel the amount was excessive. He then opened the meeting to public comment, with no requests to address the subject.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend preliminary and final approval to the Board of Supervisors, of the Pine Hollow Subdivision, pursuant to the Cover Sheet, RP-1, RP-2, EX-1, LD-1, CP-1, CP-2, CP-3, LP-1, LP-2, ESC-1, ESC-2, and ESC-3, all drawn by E.A. Thaner & Associates, drawn May 21, 2010 and revised June 30, 2010, with the following conditions: 1) Developer is to expand the utility easement along Wallace Road from 15 to 20 feet. 2) Receipt of the PennDOT Highway Occupancy Permit. 3) Compliance with all items of the July 8, 2010 Lennon Smith Souleret Engineering letter of review. 4) Execution of a developer's agreement. 5) Developer is to pay a fee of \$30,000 in lieu of onsite recreation. 6) Approval of a waiver for the K-value at the street intersection at Wallace Road and Pine Hollow Road. The aye vote on the motion was unanimous. Motion carried.

JOHN GEORGE REZONING REQUEST

Mr. Kurpakus reminded that the property owner at 171 Wexford-Bayne Road has submitted an Application for Change in Zoning District for property located at 181 Wexford-Bayne Road. He specified that the property is currently zoned "R-3" and the application is to rezone it to "C-1". Mr. Kurpakus noted that the parcel is the only "R-3" parcel located between a "C-1" parcel and the Lloydmont Planned Residential Development. Mr. Kurpakus identified the "Foster's Antiques" use exists on the property.

Mr. Don Trant, Trant Corporation, stated that the 1.73 acres parcel is adjacent to "C-1" property and the Lloydmont plan would be a more reasonable boundary for that zoning district. He noted that they have addressed all issues of the prior review.

Mr. Hansen opened the meeting to public comment, with no requests to address the issue.

Mr. Franklin Blackstone introduced himself as legal representative to the seller.

Motion was made by Mr. Lombardo and seconded by Mr. Dennison to recommend to the Board of Supervisors, approval of the John George Rezoning Request from "R-3" (Neighborhood Residence) to "C-1/TVO" (Community Service Center and Traditional Village Overlay), pursuant to Drawings C101 and C-102. The aye vote on the motion was unanimous. Motion carried.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES

June 14, 2010

Page 3

ALDI FOODS

Mr. Kurpakus reported that the Aldi Foods site is situated on the northeast corner of Route 19 and North Chapel Drive and is adjacent to the existing Ace Hardware parcel. He added that the submission proposes a 17,886 square foot retail building with parking and loading areas, pedestrian and landscape improvement along Route 19 and North Chapel Drive, and traffic improvements including a dedicated right turn lane at Route 19 and center left turn lane at the proposed Aldi entrance. Mr. Kurpakus noted that the building design incorporates the town center design elements.

Mr. Christopher Kamar, APD Engineering, introduced Christina Morascyzk of Aldi Foods and Maureen Sweeney of Blumling and Gusky. Mr. Kamar advised that the discount grocery will be a medium use site and use the same traffic patterns that Walgreen's had proposed. He advised that all engineering comments will be addressed.

Mr. Dennison expressed his concern with traffic management and stated that it was unfortunate that a cross-access agreement with Ace Hardware has not been achieved.

Ms. Morascyzk advised that although they have been unable to reach an agreement with Ace Hardware as of yet, Aldi is open to providing cross-access.

Mr. Dennison referred to the storefront rendering and questioned which areas would be spandrel glass.

Ms. Morascyzk pointed out that only a small amount will be spandrel in the area of the rear storage rooms and product display areas.

Mr. Dennison complimented the building design, other than the external cart area.

Mr. Kamar explained that although the cart storage area is part of building, it is accessed from the outside.

Mr. Dennison questioned if it could be internal or relocated.

Mr. Kamar replied that would require a major architectural revision.

Mr. Dennison requested that the masonry size be noted on the final plan. He also requested that the applicant consider relocating the monument sign and include an identity sign to the town center.

Mr. Kamar expressed his agreement to consider that suggestion.

Mr. Lombardo requested that the elevations specify which will face Route 19, North Chapel, and Ace Hardware. He also questioned if the "No Turn On Red" restriction at the Route 19 signal will remain.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES

June 14, 2010

Page 4

ALDI FOODS (Continued)

Mr. Kurpakus replied that he believed it would remain.

Mr. Lombardo questioned if the store appearance would be similar to the one in Ross Township and Mr. Kamar replied that it will be the same size, but will have different masonry. Mr. Lombardo questioned if 75 grocery carts would be necessary and Mr. Kamar replied that they would be. Mr. Lombardo questioned if it would be an issue to not have rear access and Mr. Kamar replied that it would not be, due to the design narrowing to the rear. Mr. Lombardo then requested that several windows be added to the elevation facing east toward North Chapel Drive.

Mr. Dennison suggested that the small windows be continued around the building.

Mr. Hansen suggested that the elevation facing Route 19 be the focal point and additional glazing be indicated. He also suggested that it be proportional to the North Chapel Drive elevation and that the upper windows wrap around. Mr. Hansen then questioned the buffer.

Mr. Kamar explained that trees and an elevation difference will screen the loading dock.

Mr. Dennison noted that the Township's traffic engineer suggested that as part of the Highway Occupancy Permit, northbound traffic on Perry Highway be provided with an advanced turning arrow to Manor Road until all turning lanes are completed by PennDot.

Mr. Radinovac stated that the signal controller can accommodate this request.

Mr. Hansen opened the meeting to public comment, with no requests to address the issue.

Mr. John Schleicher, Gibson-Thomas Engineering, stated that he represented Ace Hardware. He agreed there would be advantages to shared parking and access.

Mr. Radinovac pointed out that the biggest benefit to Ace Hardware would be access to the traffic signal. He noted that there has already been one significant accident involving a vehicle exiting the Ace Hardware site.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend to the Board of Supervisors, preliminary approval of the Aldi Land Development Plan, pursuant to the Land Survey and Land Survey(2), drawn by Land and Mapping Services and dated January 25, 2010; Drawings CS, ES-1, ES-2, ES-3, C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, PR-1, PR-2, SR-1, C-10, C-11, and Color Rendering, all dated June 17, 2010; HW600, HW605, HW615, HW620, HW621, HW640, HW641, HW660, HW661, all dated March 15, 2010; and CEE-6, CFP-2, both dated December 7, 2009; and all drawn by APD Engineering, with the following conditions: 1) Revised plans should indicate the addition of glazing panels on the first and second side elevations. 2) Plans should indicate the masonry material size. 3) Developer is to consider locating a monument sign closer to the Route 19 and Chapel Drive intersection and incorporate a town center designation. 4) Developer is to continue to negotiate with Ace Hardware to achieve a cross-access agreement. 5) Advance designation traffic control for

TOWNSHIP OF PINE PLANNING COMMISSION

MEETING MINUTES

June 14, 2010

Page 5

ALDI FOODS (Continued)

northbound Route 19 traffic is to be requested with the PennDOT Highway Occupancy Permit application. 6) Compliance with the July 8, 2010 Lennon Smith Souleret Engineering letter of review. The aye vote on the motion was unanimous. Motion carried.

SIGN ORDINANCE REVISIONS

The Planning Commission agreed to review the proposed sign ordinance revisions at a later time, due to the absence of Planning Commission members that evening.

Motion was made by Mr. McGeary and seconded by Mr. Dennison to table review of the sign ordinance revisions. The aye vote on the motion was unanimous. Motion carried.

ADJOURN

Motion was made by Mr. Dennison and seconded by Mr. McGeary to adjourn the meeting. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 8:05 p.m.