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MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, March 14, 2011

Pine Community Center

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

Members in attendance were: Michael Hansen, Chair; Pasquale Avolio, Vice-Chair; Michael Dennison; John Lombardo; Jeffrey McGeary; Shannon Miller-Yeakel; and Garrin Welter. Also present were Larry Kurpakus, Director of Code Administration and Land Development; and Timothy R. McClelland, Lennon, Smith, Souleret Engineering, Inc.

There were five 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 Ms. Miller-Yeakel to approve the minutes of the February 14, 2011 Planning Commission meeting. As Mr. Dennison and Mr. McGeary were not in attendance at that meeting, a roll call vote was taken with Mr. Hansen voting aye, Mr. Lombardo voting aye, Ms. Miller-Yeakel voting aye, Mr. Welter voting aye, Mr. Avolio voting aye, and Mr. Dennison and Mr. McGeary abstaining. Motion carried.

THE ORCHARD AT TREESDALE – Sketch Plan

Mr. Kurpakus reported that the Mazzei Construction sketch plan proposes development of the 5.5 acre Treesdale commercial parcel on Warrendale Road. He specified that the sketch plan indicates four buildings totaling 48,000 square foot, with shared parking and mixed uses identified as daycare, retail/office, and restaurant. Mr. Kurpakus added that landscaping, stormwater management, and pedestrian improvements will connect to the Treesdale Planned Residential Development. He noted that there has been no review by the Township Engineer.

Mr. Ed Moore, landscape architect for Mazzei Construction, specified that the development included a 4,000 square foot daycare, two retail/office space buildings, and a 4,000 square-foot upscale restaurant. He added that access will connect with the existing dental office and an additional curb cut is proposed. Mr. Moore advised there will be 228 parking spaces, buffer will be provided for the adjacent residences, and stormwater management will be underground. He noted that a 100-foot building setback and a 40-foot greenway easement is indicated, although they have now found that only a 15-foot greenway easement is required. Therefore, the footprint will be adjusted forward.

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THE ORCHARD AT TREESDALE – Sketch Plan (Continued)

Mr. McGeary questioned if the restaurant would have a liquor license and Mr. Moore replied that it would. Mr. McGeary questioned the anticipated hours of operation and Mr. Moore advised that would be determined with the restaurant owner. Mr. McGeary cautioned that he would have an unfavorable position on hours after 11:00 p.m.

Mr. Moore distributed a diagram indicating the position of adjacent homes in relation to the buildings.

Ms. Miller-Yeakel questioned the anticipated tenants and hours.

Mr. Moore contemplated the tenants would be types such as a card shop and bakery and most likely would operate from 10:00 a.m. to 5:00 p.m.

Mr. Lombardo requested that the restaurant location be reversed with the retail location to distance it from the residences.

Mr. Mazzei stated they would not wish to do so as their intent is to provide outdoor seating at the restaurant with a view of the golf course.

Mr. Lombardo suggested that one row of the front parking be eliminated.

Mr. Avolio noted that a traffic study would be required. He pointed out that the entrance to the existing dentist's office is directly across the roadway from entry into the Treesdale Market Square shops and, therefore, that would require consideration when configuring access to the proposed development. Mr. Avolio then questioned if the Board of Supervisors has leverage to permit the percentage of development on a parcel to be exceeded as the plan would require a variance from the Zoning Hearing Board if not. Mr. Avolio strongly encouraged that the restaurant be relocated to the west side of the property to avoid the residential area. He concluded by remarking that the cupola option was not in character with the residential setting.

Mr. Welter indicated his approval of the plan, although he was also concerned with the location of the restaurant. He recommended additional buffer be provided for sound and light. Mr. Welter noted that view of the cemetery may be unsettling for the nearby daycare.

Mr. Mazzei explained that fencing was anticipated in that area.

Mr. Dennison expressed his opinion that front parking would have less impact on the adjacent residences. He requested that the restaurant be as far as possible from those residences.

Mr. Hansen requested that buffering exceed Code requirements. He also expressed his opinion that all parking should be in the rear of the restaurant so as not to deter from the view of the outdoor diners. Mr. Hansen questioned if any tenants have been determined.

THE ORCHARD AT TREESDALE – Sketch Plan (Continued)

Mr. Mazzei explained that tenants have not been contracted and the property will not be purchased until they have determined the feasibility of the project.

TRANSAMERICAN TRUST

Mr. Kurpakus reported that the Transamerican Trust plan subdivides a parcel into two lots. Lot 2 will then be conveyed to the Township to serve as necessary road right-of-way for the Lake Drive connection to Brooker Drive.

There were no comments from Planning Commission members.

Motion was made by Mr. Avolio and seconded by Ms. Yeake-Miller to recommend to the Board of Supervisors, preliminary and final approval of the Transamerican Trust Subdivision, pursuant to a Recording Plan drawn by Lennon Smith Souleret Engineering and dated January 2011. The aye vote on the motion was unanimous. Motion carried.

GIANT EAGLE

Mr. Avolio recused himself from the review, due to his affiliation as an employee of Giant Eagle.

Mr. Kurpakus reported that Giant Eagle is proposing a 3,830 square foot building addition to accommodate interior renovations to the produce, prepared foods and café area. He advised that stormwater management, parking and landscaping are un-affected by the proposed building addition. Mr. Kurpakus noted that the application complies with Township Code Section §78-19, which provides for a *Simplified* process for land development, as it is for a lot that has been previously approved by the Board of Supervisors as part of a master planned development. Mr. Kurpakus advised there is one minor outstanding item from the engineering review.

Mr. Todd Waldo, Giant Eagle, advised there will be no modifications to infrastructure. Mr. Waldo added that additional glazing will be provided with the proposed project. He noted that there is a current building permit for screening of the area around the compactor and enclosure of the patio area.

Mr. Dennison pointed out that existing landscaping will be removed for construction. He questioned replacement.

Mr. Waldo advised that Giant Eagle has been in discussion with Village at Pine, LP in regard to that matter. He assured the issue will be resolved.

Mr. Lombardo pointed out that the elevations were incorrectly labeled, which Mr. Waldo agreed to have corrected before Board of Supervisor review.

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GIANT EAGLE (Continued)

Mr. Hansen questioned if a separate entrance will be provided for the café.

Mr. Waldo pointed out there is a current entryway in that area, although it is not useable at this time.

Mr. Hansen reminded that trees, landscaping, and sidewalk remain outstanding in that area..

Mr. Waldo reiterated that those issues are currently being resolved with Village at Pine.

Mr. Miller-Yeakel questioned if a disruption in operation of the store is anticipated.

Mr. Waldo replied that the construction will be minor and will be phased.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend to the Board of Supervisors, preliminary and final approval of the Giant Eagle, pursuant to Drawings AS100 and A301, both drawn by Pieper O'Brien Herr Architects and dated February 25, 2011, and Drawing T-1, drawn by Giant Eagle and dated October 14, 2011, with the following conditions: 1) Signage approval is not included. 2) Developer is to negotiate with the Village at Pine, LP for completion of all necessary landscaping and sidewalk improvements adjacent to the new construction. 3) Compliance with the March 7, 2011 review of Lennon Smith Souleret Engineering. 4) Execution of a developer's agreement. The aye vote on the motion was unanimous. Motion carried.

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 7:30 p.m.