

THESE MINUTES ARE UNAPPROVED AND UNOFFICIAL UNTIL APPROVAL AT THE FOLLOWING MEETING.

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, August 8, 2011

Pine Community Center

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

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

There were two 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. McGeary and seconded by Mr. Lombardo to approve the minutes of the July 12, 2011 Planning Commission meeting. The aye vote on the motion was unanimous with the exception of Mr. Avolio who abstained due to his absence at that meeting. Motion carried.

PINE CORPORATE CENTER PLAN OF LOTS

Mr. Kurpakus reported that the purpose of the Pine Corporate Center Plan of Lots is to create independent parcels for each of the three buildings approved as the Pine Corporate Center development. He added that the parcels will be served by a single access to Wallace Road Extension with a cross access easement at the parking areas.

Mr. McClelland reported that his August 8, 2011 review of the proposed subdivision indicated several minor items requiring correction.

There was no representation for the Pine Corporation Center Plan of Lots.

Mr. Dennison suggested that a recorded agreement be provided to insure cross access and shared parking.

Mr. Hansen requested a Township review to insure lot coverage is as permitted by Code.

Motion was made by Mr. Avolio and seconded by Mr. McGeary to recommend to the Board of Supervisors, preliminary and final approval of the Pine Corporate Center Plan of Lots pursuant to a Recording Plan drawn by PVE Sheffler, dated June 29, 2011, with the following

PINE CORPORATE CENTER PLAN OF LOTS (Continued)

conditions: (1) Compliance with the August 8, 2011 review of Lennon Smith Souleret Engineering. 2) A recording "reciprocal" agreement instrument providing indication of an easement for shared ingress, egress, cross parking, and utilities. 3) All conditions of the original Pine Corporate Center approval. The aye vote on the motion was unanimous. Motion carried.

NORTH WAY COMMUNITY CHURCH PLAN OF LOTS

Mr. Kurpakus reported that the North Way Community Church Plan of Lots will create three building lots on the church parcel for future development of the property.

Mr. David Lucci, Victor-Wetzel Associates, referred to the Gateway Plan, NWCC Plan of Lots No. 2. He explained that the existing parking, north of the church, will be on both the new Lot 101 and on the revised church lot, 1R. Mr. Lucci then agreed to all items included in the August 8, 2011 Lennon Smith Souleret Engineering review.

Mr. Hansen questioned if there currently was anything on Lot 101 other than the indicated parking spaces.

Mr. Lucci replied that each lot will have a building constructed on it in the future and each land development will require a separate submission to the Planning Commission.

Mr. McGeary noted that a cross easement will be required for parking and utilities.

Mr. Kurpakus recalled that surplus parking had been installed by the church, anticipating for an office building to serve the church. He added that he was unaware of any current parking issues at the church.

Mr. Avolio noted that the subdivision plan did not indicate existing paving. He requested that the plan be revised to do so.

Mr. Welter questioned what percentage of Lot 101 is covered with parking at this time, as that could be an issue at the time of land development submission.

Mr. Lucci stated that land development plans will comply with all Code requirements at the time of submission.

Mr. Welter questioned if there was current interest in development of the three lots and Mr. Lucci replied that one developer is interested in developing all three. Mr. Welter questioned if a master plan had been approved for the property.

Mr. Kurpakus explained that a stormwater plan for the entire parcel had been approved.

Mr. Dennison questioned if buffer requirements would apply and if they could be met.

NORTH WAY COMMUNITY CHURCH PLAN OF LOTS (Continued)

Mr. Kurpakus replied that they would apply, other than to areas of shared parking.

Motion was made by Mr. Dennison and seconded by Mr. Avolio to table consideration of the North Way Christian Church Plan of Lots No. 2, subject to resolution of items discussed this evening and the August 8, 2011 review of Lennon Smith Souleret Engineering. The aye vote on the motion was unanimous. Motion carried.

GIANT EAGLE – Land Development Modification Plan

Mr. Avolio recused himself, due to his affiliation with Giant Eagle.

Mr. Kurpakus reminded that Giant Eagle received preliminary and final approval on March 21, 2011 for a building addition to accommodate interior renovations. He advised that the current modification request is to reduce that approved building addition area of 3,830 square feet to 2,136 square feet. He noted that stormwater management, parking, landscaping, and pedestrian improvements are not included with the submission and remain unchanged. Mr. Kurpakus listed the conditions of the March 21, 2011 approval as follows: 1) Signage approval is not included. 2) Completion of landscaping and sidewalk improvements adjacent to the new construction. 3) Compliance with the Lennon Smith Souleret Engineering review letter of March 7, 2011. 4) Execution of a developer's agreement.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend to the Board of Supervisors, final approval of the Giant Eagle Land Development Modification Plan, pursuant to Drawings AS100 and AS101, drawn by Pieper O'Brien Herr Architects, drawn February 25, 2011 and revised April 27, 2011, and T-1 drawn by Giant Eagle on October 14, 2011 and revised June 24, 2011, with the following conditions: 1) Signage approval is not included. 2) Completion of landscaping and sidewalk improvements adjacent to the new construction. 3) Compliance with the Lennon Smith Souleret Engineering review letter of March 7, 2011. 4) Execution of a developer's agreement. The aye vote on the motion was unanimous with the exception of Mr. Avolio, who abstained. Motion carried.

ADJOURNMENT

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

The meeting adjourned at 7:40 p.m.