

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, January 12, 2015

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:10 p.m. by Michael Hansen, Chair.

Members in attendance were: Michael Hansen, Chair; Joel Dennison, Vice Chair; Steve Olshavsky; Garrin Welter; John Lombardo; and Renee Evans. Also present were Larry Kurpakus, Director of Code Administration and Land Development; and Kevin Brett, Lennon, Smith, Souleret Engineering, Inc. (LSSE).

There were 14 visitors present.

PLEDGE OF ALLEGIANCE

REORGANIZATION OF THE PLANNING COMMISSION FOR 2015

Motion was made by Mr. Dennison and seconded by Mr. Welter to nominate Mr. Hansen as Chair of the Planning Commission for 2015. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Lombardo and seconded by Mr. Welter to nominate Mr. Dennison as Vice-Chair of the Planning Commission for 2015. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Welter and seconded by Mrs. Evans to nominate Mr. Lombardo as Secretary of the Planning Commission for 2015. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. Welter to set the times and dates for the 2015 Planning Commission meetings for the second Monday of each month at 7:00 p.m., with an agenda session beginning at 6:30 p.m. The aye vote on the motion was unanimous. Motion carried.

Mr. Hansen explained that the Planning Commission is a recommending body and all approvals must be received from the Board of Supervisors.

MINUTES

Motion was made by Mr. Lombardo and seconded by Mr. Welter to approve the minutes of the December 8, 2014 Planning Commission meeting. The aye vote on the motion was unanimous. Motion carried.

PINE AUTOMOTIVE LAND DEVELOPMENT

Mr. Kurpakus reported that Bruce Milbert with Pine Automotive Specialists is proposing the renovation of the former Wexford Volunteer Fire Company garage for use as a vehicle repair business. Vehicle repair is a conditional use in the TVO and C-1 districts. The project includes landscaping improvements and minor renovation of the building to meet the TVO standards. There are minor outstanding items remaining on the Township Engineer's review dated January 6, 2015.

Dub Reinhardt of Trant Corporation, the project engineer, stated that the developer will renovate the existing garage to a 3 bay garage having parking along the side with landscaping along the building and the parking lot. The landscaping will hide the parking lot and provide shade. The plan meets township parking requirements. In addition, the building will be painted and more glass will be added. The existing storm sewer is adequate.

Kathy Vactor and her husband Dr. Raymond Vactor own Wexford Chiropractic Center located at 130 Wexford Bayne Road. Mrs. Vactor explained that the parking lot of the garage abuts her and her husband's property. Although she gives accolades to Pine Automotive professionally, Mrs. Vactor is concerned about the historic nature of property; she would like to keep the historical integrity of property, as it is a gateway into Pine Township. Even though it is a garage, she would like more thought on how the property could be used.

Mrs. Vactor's second concern is parking. Parking was an issue when the deli was at that location. There will not be a sufficient amount of parking spaces to accommodate employee cars, cars to be repaired and repaired cars, delivery trucks, tires, etc. She and her husband planned to purchase the property, but an architect could not make it work; there are not enough parking spaces for a business to be economically feasible.

Mrs. Vactor's final comment was that Marshall Township received grant money to buy the Altmyer Farm to create a park; she asked if grant money would be available for the Township to buy the garage and make upgrades.

Mr. Hansen asked Mrs. Vactor if the garage's parking lot is within 50 feet of her business, and she replied that it is.

Chris Fitting owner of 171 Church Road stated that he has an agreement to purchase the property next door to the garage and he plans to reclaim it. He added that he has reached out to Pine Automotive to help make it easier for them to develop the property. He questions if the developer is doing all that he can do to fit into the historical perspective of Old Wexford. He added that the township paid to make the area look like a village; and this is an opportunity to have the building fit in with the village look. The reason he and others are buying property in Old Wexford is to have a traditional village, and this building needs to fit in. The proposed changes to be made to the building are too simple for a village design.

Mr. Reinhardt replied that the front of building is to be repainted, a man door will be eliminated, there will be an entrance in back at grade, old landscaping removed, the parking lot will be re-curbed, awnings will be installed on the sides, the exterior color will be changed from white to tan, and there will be 10 parking spaces.

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Mr. Hansen asked how many bays the garage would have and Mr. Reinhardt replied that there would be three. Mr. Hansen asked what will be done with additional cars, there can be no cars awaiting repair, the owner cannot accept new customers per Code if the bays are filled.

Daniel Tobin the attorney for Mr. Milbert replied that according to Section 84-86, all vehicles located on the premises and awaiting repairs shall be subject to an active work order and shall be stored in an enclosed principal building. Cars that are waiting outside are not being stored.

Mr. Reinhardt added that the landscaping has been extended to screen parked cars from Route 910, and there is a 20 ft. access easement between the 2 parking areas. The front and garage doors will be screened with landscaping. The fence will be landscaped also.

Joseph Bullick of 171 Fieldview Drive stated that he is the historian for the North Allegheny School District and would like to keep the property's historical look. Nearby buildings like Cole's Tavern, an antique shop, and Dr. Schwerin's house have the historical look of a village. The planning commission should not disregard this. The building can be retained and made to look like the other buildings in the village. Mr. Bullick asked which way the building will face. Mr. Milbert replied that the entrance will come off of Route 910.

Raymond Vactor who owns the chiropractic office next door stated that there are issues with parking, and doubted that there will be enough space for parking, tires, batteries, and other automotive parts. He questioned where these items will be stored. Dr. Vactor added that there are issues entering the parking lot; it is a difficult turning area that needs to be improved. Mr. Tobin replied that the tires have to be covered, and cannot exceed 20, and parking is in compliance with Code.

Mr. Welter stated that he has mixed feelings, as he would like to have the Old Wexford motif preserved. He asked Mr. Milbert if he recognizes that he will not be able to work outside of the building and Mr. Milbert replied that he is aware that he cannot work outside.

Mr. Welter asked Mr. Fitting about the property he plans to recondition. Mr. Fitting replied that his building and Mr. Milbert's buildings are jammed together, and he is willing to work with Mr. Milbert. For example he will give Mr. Milbert brick from his building to close the garage's man door. Although his building is structurally great, he will change the front of his building and add pillars to fit with the red farmhouse; it will be a village building. Mr. Fitting added that an auto repair can have a village feel. As presented the architectural components of the proposed building will not blend in. Mr. Fitting's building will fit in with village design.

Mr. Dennison stated that he is conflicted. It is a permitted use in the overlay district, but questioned if it matched with intent. In some cases it did, in others it did not. He sympathizes with the folks who want to maintain the character of Old Wexford. The list of restrictions is not perfect; enhancements can be made to make it have unified character. He added that he can support it if would fit in better.

Mr. Lombardo asked Mr. Milbert if he would consider using a period facade and not have front doors, have the entrance in the back. By adding the look of glass in front, it would make it look like a store front. Mr. Milbert replied that he would like to have one door on the front of the

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building. Mr. Lombardo suggested that he look at the CRONS Brand barn for an idea for a period look. He added that having a façade will make the building easier to sell in the future.

Mrs. Evans asked if vehicles will be towed to the garage, Mr. Milbert replied that there will be vehicle drop off only.

Mr. Dennison asked Mr. Milbert if the business is mechanical only. Mr. Milbert replied that there would be no body work.

Mr. Hansen stated that he is opposed, as it does not meet intent of a TVO, a walkable, friendly commercial area; it is his interpretation that this is a prohibited use according to Chapter 84-22. With only 3 bays vehicles will be stored outside overnight. He is very much against it; he would like to give the property more time to be developed into something else.

Mr. Tobin replied that according to Code a vehicle repair station is a structure used for the repair, collision repair, painting, rebuilding or reconditioning of motor vehicles or parts thereof, including, but not limited to automobiles, boats, recreational vehicles, and motorcycles. It is a conditional use permitted in the TVO district.

Mr. Hansen replied that the proposed business meets both definitions that of a vehicle service station and a vehicle repair station, so it is a prohibited use.

Mr. Dennison stated to Mr. Milbert that there is no consensus, if the plan is tabled, can he come back with an enhanced design to make it fit in better, that is make the architecture compatible with Old Wexford. Mr. Milbert replied that he would be willing to make it fit in better.

Mr. Dennison asked Mr. Kurpakus to have solicitor give advice on the conflict in Code language concerning vehicle service and vehicle repair.

Mrs. Vactor asked the planning commission members to drive over and see how small the property is; she cannot see how it will work.

Richard Voll owns Coles Tavern located at 161 Church Road and has plowed the snow from the fire company's parking lot onto his own property for 50 years. Mr. Voll asked where the snow would be plowed since the parking lot will be full of vehicles and landscaping islands.

Motion was made by Mr. Welter and seconded by Mr. Lombardo to table the Pine Automotive land development. The aye vote on the motion was unanimous. Motion carried.

GILSON PLAN

Mr. Kurpakus reported that Eileen Gilson owns property at 192 Logan Road and is proposing a 2 lot subdivision. The existing dwelling will be located on lot 2 and will be served by an existing driveway with a proposed 26' driveway easement across lot 1. Additionally, lot 2 will gain frontage to Summer Place with the consolidation of Parcel "A" from the Langdon Farms Plan to lot 2. There are minor outstanding items remaining from the LSSE review dated January 6, 2015 that will be included on the final recording plan.

Mr. Lombardo excused himself from the meeting at 7:57 p.m.

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Dub Reinhardt of Trant Corporation, the project engineer, stated that the property owner plans to subdivide her original property and parcel A of Langdon Farms.

Mr. Dennison asked what the sources of the current sewer and water are. Mr. Reinhardt replied that a well and public sewer will be used for the existing house, and the new house on lot 1 will have public water and tap into a sewer easement.

Mr. Dennison stated that the property is absent of sidewalks, and asked if a driveway will go onto Summer Place. Mr. Reinhardt replied that the intent is to have the driveway for lot 2 come off of Logan Road and the property owner plans to sell lot 1. Mr. Dennison added that he is concerned that a sidewalk will be constructed and may be torn up by the construction of a driveway. Mr. Reinhardt replied that an easement will be shown on the deed. Mr. Dennison responded that easements on deeds can be changed.

Mr. Welter stated that approval of this plan may be contingent on having a sidewalk; it would be nice to know the property owner's plans. Mr. Reinhardt replied that he would discuss it with property owner. Mr. Olshavsky agreed with Mr. Welter. The easement on the proposed plan is for lot 2 only. No driveway is shown for lot 1. Mr. Reinhardt replied that the location of the driveway would be determined by whoever buys lot 1; he cannot answer at this time.

Mr. Hansen stated that if the property owner wants to sell lot 1, the value will be different with a driveway going through it. Mr. Reinhardt replied that he will discuss it with the property owner. Mr. Hansen added that the township wants a continuous sidewalk; the property owner needs to coordinate the planning of a driveway and the sidewalk.

Mr. Dennison questioned how long the owner of lot 2 will want to maintain a 500 ft. driveway compared to a 50 ft. driveway. Mr. Reinhardt replied that he will discuss it with the property owner, but currently she wants to keep the driveway where it is. Mr. Welter added that the property owner probably wants to keep her address, although she would add value to lot 1 if she vacated the driveway through it.

Mr. Kurpakus stated that if the property owner constructs a sidewalk she could keep her driveway as it is, this could be conditional on sale of lot 1.

Mr. Welter asked if there will be any concerns getting a driveway permit coming off of Summer Place. Mr. Kurpakus replied that there would not be any concerns.

Motion was made by Mr. Dennison and seconded by Mr. Welter to table the Gilson plan of lots property subdivision. The aye vote on the motion was unanimous. Motion carried.

PINECREST MANOR LOT 230 REVISED SUBDIVISION

Mr. Kurpakus reported that NVR, Inc. has submitted a request to modify the front building line for lot 225 from 35' to 30'. The purpose of the subdivision is to allow the construction of a garage addition to further reduce the slope of the driveway and enhance the grading of the front yard. The tentative approval allowed a minimum front building line of 25'. No additional modifications are proposed for development. One outstanding item remains from the LSSE review dated 12/16/14 and will be addressed on the final recording plan.

Motion was made by Mrs. Evans and seconded by Mr. Dennison to recommend the Board of Supervisors grant preliminary and final approval of the Pinecrest Manor lot 230 revised plan drawing 1 of 1 dated November 24, 2014 and prepared by The Meritage Group with the following condition:

1. Compliance with the LSSE review letter dated 12/16/14.

The aye vote on the motion was unanimous. Motion carried.

ORDINANCE AMENDING CHAPTER 84 OF THE TOWNSHIP CODE

Mr. Kurpakus reported that the township is amending chapter 84 of the Township Code. The affected sections are 84-42, 84-121 and 84-125.

Mr. Welter asked who would determine what is as small as technically feasible for wireless communication. Mr. Kurpakus replied that the applicant would argue, and it would have to be defined. Mr. Dennison added that it would be the best available and most economical.

Mr. Kurpakus stated that ordinance is part of a COG-wide effort. The Township worked with a law firm to make it its own. The purpose of the ordinance is to not allow traditional poles to be erected using PUC rules in areas that do not already have them.

Mr. Dennison asked if it has ever been challenged. Mr. Kurpakus replied he did not believe so, and summarized the proposed ordinance is not overly restrictive. It specifies that utility poles cannot be installed in areas where there are no existing poles; communication facilities can be put on existing structures.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend the Board of Supervisors grant preliminary and final approval of the ordinance amending Chapter 84 of the Township Code. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Mr. Dennison and seconded by Mr. Welter to adjourn the meeting. The aye vote on the motion was unanimous. Motion carried. The meeting adjourned at 8:15 p.m.