

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, July 13, 2015

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:01 p.m. by Michael Hansen, Chair.

Members in attendance were: Michael Hansen, Chair; Joel Dennison, Vice-Chair; Garrin Welter; Steve Olshavsky; Jeffrey McGeary; 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 2 visitors present.

PLEDGE OF ALLEGIANCE

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. McGeary to approve the minutes of the May 11, 2015 Planning Commission meeting. The aye vote on the motion was unanimous with the exception of Mr. Hansen and Mrs. Evans who abstained as they were not in attendance at that meeting. Motion carried.

120 WEXFORD BAYNE ROAD LAND DEVELOPMENT

Mr. Kurpakus reported that Beechtree Realty is proposing the consolidation of property at 120 Wexford Bayne Road and 171 Church Road for the purpose of a new commercial land development. The developer is proposing to renovate the former Wexford Post Office Deli property and 171 Church Road for mixed commercial use. The plan includes shared parking, landscaping and stormwater management.

Dub Reinhardt of Trant Corporation, the applicant engineer, added that two existing buildings are being redeveloped. There is access onto Route 910, via an alley way, and pier and fencing with landscaping will be installed to screen the parking. An existing underground detention system will be used for stormwater management with a proposed catch basin added to capture the additional stormwater.

The applicant Chris Fitting of Beechtree Realty Services, LLC explained that the building next to Pine Automotive will be changed from a 3000 square foot 2 story building to a 2200 square foot one story building. A front porch will be added with parking in back of the building. The look will be integrated with the existing farm house next door, having a red exterior with white columns. The building is below grade of Route 910 so the grade will be raised and a retaining wall will be installed next to the porch. The old concrete block will be retained, scalloping and new windows will be added, and a dormer having a sky light will be installed. The tenant will be retail or a café, like what is on Church Road. The two story frame structure will be renovated to match; landscaping will separate the building from Pine Automotive.

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Mrs. Evans asked if there is access to the one story building from the back. Mr. Fitting replied that there is a man door in the back.

Mr. Hansen asked if customers will have to park in back and walk around front. Mr. Fitting replied that there is parking available in front of the building. Mrs. Evans added that there are only 2 spots in the back.

Mr. McGeary asked what type of building materials will be used since Old Wexford is a focal point in the township. Mr. Fitting replied that the 2 story building has existing aluminum siding, columns and a shingle roof. The one story building will have hard vinyl siding but will look like shingles, the windows will be glass with aluminum and it will have a storefront similar in context to the other building. It will have aluminum wrap soffit fascia, white trim, and the body color will be red, not farm house red, but will complement the color of the surrounding buildings.

Mr. Lombardo stated that he likes a lot of concepts, but asked if Mr. Fitting would consider spandrel glass windows on the back of the building. Mr. Fitting replied that he does not want to install windows on the back since the building is small, and the only people to see it would be the neighbor. Mr. Lombardo replied that every property owner will see it. Mr. Fitting added that if he was to install windows, features would have to be taken from other places. His intent is to make the improvements on the parking and Route 910 sides of the building.

Mr. Lombardo stated that without actual elevations on the drawing, it is difficult to visualize the improvements. He added that a dumpster enclosure needs to be added to the drawing. Mr. Lombardo asked where the sign would be located. Mr. Fitting replied that a ground sign would be installed at the corner for multiple tenants, or maybe an additional sign could be along Church Road.

Mr. Lombardo stated that it would be difficult to make a left turn onto Route 910. Mr. Fitting replied that traffic could exit onto Church Road. Mr. Lombardo asked if a HOP from PennDOT would be needed. Mr. Kurpakus replied that no new HOP is needed; it would not be subject to PennDOT review as there are no sight distance issues.

Mr. Fitting added that the location for the sign would be chosen once landscaping and the fence are installed. Mr. Lombardo replied that the location is conditional upon staff approval. Mr. Kurpakus added that Mr. Fitting would have to submit an application for a sign permit.

Mr. Hansen stated that turning left onto Route 910 will be difficult especially during rush hour; exiting traffic should turn onto Church Road. Signs should direct traffic to not make a left turn onto Route 910, to use Church Road instead. Mr. Fitting replied that Route 910 is not always busy; traffic can usually make a left turn.

Mr. Dennison stated that it is a relatively good plan, given the physical restraints of the property. He is concerned about parking in front, as there really isn't a drive aisle. Mr. Fitting replied that he is using the existing parking spots. Mr. Dennison replied that there will be more traffic than the previous use had. Mr. Reinhardt added that the front of the building is being pushed in to provide more parking spaces.

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Mr. Dennison cautioned that the landscaping will mature and obscure sight and this needs to be taken into consideration. Mr. Reinhardt replied that the parking stalls are standard size and there is 36 to 40 feet between the back of the parking stalls and Route 910.

Mr. Olshavsky asked about the ramp from the upper parking lot. Mr. Fitting replied that there is an eight foot ramp to enter porch of the one story building from the side since the parking area is approximately 8 inches higher than the building entrance.

Mr. Olshavsky asked how many tenants the one story building will have. Mr. Fitting replied that there will be one or two tenants. Mr. Olshavsky asked if the ramp will be open to other parking lot. Mr. Fitting replied that it would not.

Mr. Hansen asked Mr. Brett if a 12" pipe is acceptable for stormwater management. Mr. Brett replied that it is.

Mr. Hansen asked if there are designated sidewalks from building to building. Mr. Fitting replied that there is a painted walkway to Route 910. Mr. Hansen and Mr. Lombardo stated that they are concerned about people having to walk through car traffic to access the buildings from the parking spaces.

Mr. Dennison asked if the existing sidewalk would be straightened to match the new sidewalk. Mr. Fitting replied that it would be straightened to match the ADA crosswalk. Mr. Dennison asked that it be redrawn on the final submission.

Mr. Lombardo asked where the fence is to be installed, as it is not on the drawing. Mr. Fitting replied that he is working with the owner of Pine Automotive to determine if fence placement is needed.

Mr. Lombardo asked who owns road and Mr. Fitting replied that he does, although he will permit his neighbors Mr. and Mrs. Voll to use it.

Mr. Lombardo asked if the opening of the fence would be wide enough to allow emergency vehicles pass through. Mr. Kurpakus replied that the fence can be addressed in the future.

Mr. Hansen told Mr. Fitting that he needs to work with township staff concerning signage, and asked who he would consider as ideal tenants. Mr. Fitting replied that he currently has an art studio in one of his Old Wexford buildings, and in order to make Church Road consistent he would like to have a specialty jewelry shop, a café, a high end furniture store or a specialty shop as his tenants.

Mr. Hansen asked if there was enough parking for four tenants. Mr. Kurpakus replied that there is enough parking provided for retail and office use.

Mr. Hansen asked if the property is zoned residential. Mr. Kurpakus replied that it is currently used as a residence, but it is zoned for commercial use.

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Motion was made by Mr. Lombardo and seconded by Mr. Dennison to recommend the Board of Supervisors grant preliminary and final approval of 120 Wexford Bayne Road & 171 Church Road consolidation plan with the following conditions:

1. Compliance with the LSSE review letter dated July 1, 2015
2. Recording plan to include utility easement for existing pedestrian light utility boxes

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

Motion was made by Mr. Lombardo and seconded by Mr. Welter to table the 120 Wexford Bayne Road & 171 Church Road development plan. Mr. Hansen, Mr. Welter, Mr. McGeary and Mr. Lombardo voted aye and Mr. Dennison, Mr. Olshavsky and Mrs. Evans voted nay. Motion carried.

Mr. Welter stated for the record that it concerns him that Pine Automotive was approved by the Board of Supervisors without the condition that the garage doors must be kept shut. He stated that this condition was a key component to his recommending what he viewed as a marginally appropriate business for the Old Wexford/TCDO area. He stated that open service bays are now the first thing that people see upon driving into Pine and that Pine Automotive's appearance will only negatively impact present and proposed development in proximity. Mr. McGeary added that he is concerned about the number of cars parked at Pine Automotive and should be strictly enforced.

ADJOURNMENT

Motion was made by Mr. Dennison and seconded by Mr. Lombardo to adjourn the meeting. The aye vote on the motion was unanimous. Motion carried. The meeting adjourned at 7:57 p.m.