

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, December 14, 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; 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 approximately 30 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. Welter to approve the minutes of the October 12, 2015 Planning Commission meeting. The aye vote on the motion was unanimous with the exception of Mr. McGeary who abstained as he was not in attendance at that meeting. Motion carried.

Motion was made by Mr. Lombardo and seconded by Mr. Dennison to approve the minutes of the November 9, 2015 Planning Commission meeting. The aye vote on the motion was unanimous with the exception of Mr. Welter and Mr. McGeary who abstained as they were not in attendance at that meeting. Motion carried.

VILLAGE AT PINE PRD AMENDMENT NO. 1 – PHASE 6

Mr. Kurpakus reported the applicant has asked that the application be tabled.

Mr. Hansen recommended that the application be tabled.

Motion was made by Mr. Dennison and seconded by Mr. Lombardo to table the Village at Pine PRD Amendment No. 1 – Phase 6. The aye vote on the motion was unanimous. Motion carried.

VILLAGE AT PINE PRD PHASE 3 REVISION NO. 5

Mr. Kurpakus reported that Village at Pine, L.P. is proposing a consolidation of lots in the Village at Pine Phase 3 commercial area. The purpose of the consolidation is to remove the former Starbucks Coffee parcel which was never constructed so a new commercial retail building can be constructed. The plan is consistent with the Village at Pine tentative approval. There are no outstanding items noted on the LSSE review letter dated 11/2/15.

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Motion was made by Mr. Dennison and seconded by Mrs. Evans to recommend the Board of Supervisors grant preliminary and final approval of the Village at Pine PRD Phase 3 Revision No. 5 plan drawing 1 of 1 dated 10/16/15 and prepared by Trant Corporation. The aye vote on the motion was unanimous. Motion carried.

THE WOODS AT PINE PRD

Mr. Kurpakus reported that Woods at Pine, L.P. is proposing a 39 lot Planned Residential Development (PRD) on 56 acres. The project assembles three properties located along Warrendale and Wallace Roads in the B-1, S-1 and R-2 zoning districts. Access to the development will be from a Township road connection to Warrendale Road as well as a connection to an existing stub street in the Cloverdale Estates neighborhood. The plan proposes ½ acre minimum single family detached building lots, stormwater management, landscaping and pedestrian improvements. The Parks and Recreation Committee and Environmental Advisory Committee reviews are pending. There are numerous outstanding items noted on the LSSE review letter dated 12/7/15. The application also includes two waiver requests and one modification request summarized in the project narrative.

The applicant engineer Steven Victor of Victor-Wetzel Associates stated he had received the LSSE review letter and requested tabling to address the items. At tonight's meeting he wanted to give a brief introduction to the proposed development. Mr. Victor presented an aerial photograph showing the proposed development along Warrendale Road, Wallace Road, and frontage along Cloverdale Drive. Zoning is mixed; B-1 limits lot size to 1 acre lots, and S-1 and R-2 are single family residential. Access points would be along Cloverdale Drive, using a right-of-way designed for a future street and Warrendale Road. An unnamed tributary to Brush Creek makes it impossible to develop the property along Wallace Road. At this time the only access from Wallace Road is a private residence driveway. The point of access with safe sight distance is onto Warrendale Road. Drawbacks to development included private ownership of a strip of property along Warrendale Road, tributaries that join Brush Creek Watershed, and an overhead electric line that runs into a 200' right-of-way. Mr. Victor added there are three types of wooded areas; an emerging woodland that had been recently harvested, a suburban wooded area having a thin young emerging forest and an area with a large stand of mature oak trees; Mr. Victor stated he has done a site walk with the EAC.

Mr. Victor presented a concept plan having two points of access from Warrendale Road and Cloverdale Drive, one continuous road to link the roads, single family housing, and single loading of streets, housing on one side of road only, to avoid steep slopes. Mr. Victor added the development is a PRD having ½ acre lots and will stay within the lower slopes and the open space will contain mature trees. There will be two single family lots having 1 acre each since the B-1 zoning district does not allow a PRD. The utilities will come from Warrendale Road and will loop along the roadway system. The sanitary sewer and stormwater will drain back to Cloverdale Drive and Warrendale Road, and a detention pond will be located within the Brush Creek Watershed. A residual piece is to be owned by Mr. Unrath to build a new house in the future. Mr. Victor added there will be extensive areas of non-grading.

Mr. Victor presented a plan for landscaping; street trees will be planted on the lots and steep slope areas will be reforested; a conservation easement will be set aside on the open space

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and individual lots. The Homeowners' Association or owners cannot remove trees unless they are dead, diseased or dying. A traffic study is needed to be done for trip distribution and safe sight distance. There will be 36 single family lots in the PRD plus 2 single family lots and the Unrath house for a total of 38 single family homes.

Mr. Hansen stated the planning commission will be tabling the application because of engineer's comments, EAC comments, and a traffic study. Major changes may be made to the application and residents were advised to put their comments in writing and send them to the Township for the next meeting.

Travis Coulter, 539 Cloverdale Court, representing the Cloverdale Estates Homeowners' Association stated he had one comment concerning the traffic studies. The proposed connections are at the Red Belt and Cloverdale Drive and traffic studies should be done for both roads. He added this is an opportunity to connect to Wallace Road and should be explored. He believes traffic is the key issue.

Charles Heilmann, 536 Cloverdale Court asked if the Township's property adjacent to the proposed development will be affected. Mr. Kurpakus replied there will be minimal grading for road access.

Mr. Heilmann asked if the large undeveloped area could be deeded to the Township to remain a green space. Mr. Hansen replied that adding a restriction to the deed would have the same result.

Charles Brehm, 423 Cloverdale Drive stated that the Cloverdale Estates residents' concern is the opening of the road to Cloverdale Drive. Cloverdale Estates has not been intruded by development, and there is comfortable pattern of pedestrian traffic, residents do not want traffic to increase, Mr. Brehm advocates not opening the road to Cloverdale Drive.

Mr. Dennison asked Mr. Victor if he would be opposed to separating lots 201 and 202 from the PRD application and make them a separate subdivision in order to eliminate confusion. Mr. Victor replied that they will be, but were conceptually made part of the preliminary subdivision to show how they will extend the development to Wallace Road. He added that he is looking for direction on how to do it. Mr. Dennison added that the tentative approval will not apply to lots 201 and 202.

Mr. Dennison asked if the detention facility near Cloverdale Drive is designed to overflow onto the road. Mr. Victor replied that it is not uncommon for detention facilities to flow onto the road in the unlikely event of an emergency. If the detention facility clogs, the emergency overflow will trickle out onto the street, find the next street inlet and flow back into system. Mr. Dennison replied that he would like the overflow to be moved directly to the tributary and not onto street. Mr. Victor indicated that it would be explored.

Mr. Lombardo asked why street trees were not continued from lot 124 to lot 125. Mr. Victor explained that the opening is a 200' electric right-of-way, and tall trees cannot be planted under the wires, some small tree planting could be done. Mr. Lombardo asked if they attempted to acquire the strip of land along Warrendale Road from the owner, Roger Boff. Mr. Victor replied at one time they had the property under agreement, but allowed the agreement to expire since the property is zoned B-1 and cannot be part of a PRD.

Mr. Hansen stated the plans did not clearly show the wetlands and streams and waivers for developing within 50' of wetlands and streams could not be considered without additional detail. He added that it appears at least four lots will encroach upon wetlands. Mr. Hansen asked if Mr. Victor was willing to extend the traffic study for Cloverdale Drive, Mr. Victor replied that he would include the Cloverdale intersection. Mr. Hansen asked if any of the lots are located in a floodplain. Mr. Victor replied that portions of lots 201 and 202 are in a floodplain.

Mr. Coulter asked why the developer gets credit for the 5.2 acres of green space within the utility line right-of-way. Mr. Hansen and Mr. Dennison replied that the developer owns the property and has limited use due to the power company easement.

Motion was made by Mr. Dennison and seconded by Mr. Lombardo to table the Woods at Pine PRD. The aye vote on the motion was unanimous. Motion carried.

THE VILLAS OF ENGLISH FARMS PRD

Mr. Kurpakus reported that Villas of English Farms, L.P. is proposing a 16 lot Planned Residential Development on 25.9 acres located in the R-2 zoning district. Access to the development will be from a Township road connection to Cedar Wood Drive in the English Farms neighborhood. The plan proposes ½ acre minimum single family detached building lots, stormwater management, landscaping and pedestrian improvements. The Parks and Recreation Committee and Environmental Advisory Committee reviews are pending. The existing Shurko residence will remain as lot #16. There are numerous outstanding items noted on the LSSE review letter dated 12/7/15.

The applicant engineer Steven Victor of Victor-Wetzel Associates stated that he had received the Township engineer's comments and would like opportunity to address the planning commission and give them an introduction to the plan. Mr. Victor stated the plan will have frontage along English Road, the existing English Farms, and Fox Meadows. The property owned by Mr. Shurko has a driveway off of Wallace Road. Mr. Victor added the property is forested and agricultural with a hedge row of trees, there are wetlands along the drainage way. Access to the property will be an extension of Cedar Wood Drive, a right-of-way created as part of the English Farms plan which currently runs over a sports court that was installed and will be need to be taken out. Mr. Victor pointed out the high point along the ridge line, and explained to avoid steep slopes and preserve mature trees, the best access is to use the existing right-of-way from Cedar Wood Drive and follow topography. Mr. Victor described stormwater management, collecting water in the detention pond and releasing it into an unnamed tributary. There will be 15 lots having a minimum of ½ acre off of Cedar Wood Drive. The lots will be wider than a traditional PRD lot to accommodate larger more expensive homes. The Homeowners' Association would own open areas. Street trees will be planted extensively, and slopes reforested because grading will create new steep slopes. A tree conservation easement will prevent the cutting of trees on open areas and private lots.

Mr. Hansen stated the plan will be tabled to address engineer's comments. The planning commission will entertain comments, and advised residents to send letter to the Township for the next meeting.

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Wayne Juchno, 264 Fox Meadow Drive asked if there will be open space between Fox Meadow and the proposed roadway. Mr. Victor replied there would be open space. Mr. Juchno stated he is concerned about runoff. Mr. Victor replied when the road is constructed runoff will be diverted to a detention facility. Mr. Juchno suggested grading for the springs since the land can be wet especially in the spring. Mr. Juchno asked if the development will have lighting. Mr. Victor replied the only lighting will be porch lights. Mr. Juchno asked if a safety rail will be installed at the bottom of the hill. Mr. Victor replied it is not required by PennDOT, and will not be installed unless the Township requires it. Mr. Juchno replied the hill is steep. Mr. Juchno asked if sidewalks will be along English Road. Mr. Kurpakus replied a trail exists. Mr. Juchno commented the Township should have the developer tie the trails together since people cannot walk safely on Wallace or Warrendale Roads. Mr. Juchno added when trees are removed; there will be more noise from turnpike. Mr. Hansen replied they will try to minimize the number of trees to be mitigated.

Dennis Dowiak, 317 Pine Wood Drive, stated his lot is adjacent to the entrance of the proposed plan, and when he purchased his lot asked if the land behind him would be developed. The recorded plan has a note that says "this extension proposed for ingress, egress and regress for not more than three (3) lots to the adjacent property." Mr. Hansen stated he agrees, Township Code allows 50 homes on a cul-de-sac, and another point of access will be needed.

Michael Geubtner, 272 Fox Meadow Drive, stated he has a pie shaped lot with a swale behind his house. He explained a lot of water comes down the hill, and is concerned more water will come down through the utility trench ways and end up in his backyard and the proposed road will expound the water problems in the future. He stated he is also concerned about the noise from the road, and agrees a guardrail is needed. Mr. Hansen replied the Township engineer will do a thorough evaluation of the stormwater management plan. Mr. Brett added the developer needs to address the engineer's stormwater facility comments. Mr. Geubtner stated he is concerned about water on his property and asked who will be responsible if water becomes worse in the future. Mr. Kurpakus replied the Township maintains the street and inlets once adopted and can enforce any violations of Township Code. Mr. Geubtner replied the Township will be responsible.

Debbie Crnaricz, 429 Fox Meadow Drive, president of the Fox Meadow Homeowners' Association stated that she was shocked development has been proposed. All of the lots will be above Fox Meadow, and when the topography is disturbed it will affect the homes down below in Fox Meadow and property values. She also questioned the impact development will have on the schools adding that Wexford Elementary cannot handle more students.

Robert Dzialowski, 202 Cedar Wood Drive, stated when English Farms was approved by the Board of Supervisors on November 6, 2006 the extension was meant for a maximum of three lots. Forty-five English Farm homeowners must sign to consent to modify it. The homeowners of English Farms will not consent and expect the Board of Supervisors to follow the recorded document and the three lot maximum.

Lawrence Gaus, 319 Pine Wood Drive, stated he owns the sports court and did not know it was in a right-of-way because he relied on the builder and developer when building it. He now knows a portion of it must be removed. He added that he would like the planning commission to support a variance to allow the court to exist in the setback area. Mr. Gaus noted the road construction requires grading within utility easements, and asked if that was normal. Mr. Hansen replied no road construction can be done within the easement. Mr. Hansen asked where the sports court is located. Mr. Gaus showed the location of the sports court and added the road

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was straight when he originally purchased property. Mr. Hansen replied the easement exists despite the location of the road. Mr. Gaus replied documents show it as straight, and added that he would like to save part of it for neighborhood kids to use. Mr. Victor added the Pine Wood and Cedar Wood easement was created by English Farms.

Mr. Gaus asked if the landscape trees along English Road would be planted. Mr. Victor replied the developer of English Farms is responsible for planting trees along English Road.

Eric Batykefer, 256 Fox Meadow Drive, asked what the black line is along the southern border. Mr. Victor replied that it is the required buffer planting showing the existing vegetation. Mr. Batykefer asked if the owner of the home built on lot 5 could see his house from their backyard. Mr. Victor replied that grading will change the topography, 15' will be taken from the top of the hill and the house on lot 5 will not be perched high above his house. Mr. Batykefer asked if grading will affect water flowing into his yard. Mr. Victor replied at the new top of the hill, water will drain toward the street, and will reduce the volume of water coming down the hill.

Andrew McNulty, 236 Fox Meadow Drive, stated the proposed lot 6 is behind his home, and wanted to know how wide the buffer would be. Mr. Victor replied with the building line setback there will be 80' minimum between his property line and the new house.

Jon Carlson, 252 Fox Meadow Drive asked why the green space along the southern border wasn't continued. Mr. Victor replied that the area was reserved for tree preservation and open space.

Marc Fleming, 220 Fox Meadow Drive, pointed out a small area of the development behind his house and asked why it wasn't made part of the tree preservation. Mr. Victor replied no trees were shown on the aerial map. Mr. Fleming stated there are trees behind his house. Mr. Victor replied they will be included in the conservation area.

Mr. Dennison stated the proposed development was not part of the original English Farms, and English Farms' developer did not control the development of the adjacent property. He added that the addition of 16 homes will be 65 homes on single access, and the maximum number is 50 per Township Code. Mr. Victor replied the Spirit of Pine approved by the Township gives access. Mr. Dennison replied there are other access options, like Township right-of-ways, that will provide a second access point to English Farms. Mr. Victor replied that he was aware of the notes on English Farms plan and that is why he did not present this development until the Spirit of Pine was approved. Mr. Welter stated that he agreed with Mr. Dennison.

Mr. Hansen asked Mr. Kurpakus if there were sidewalks or trails along English Road. Mr. Kurpakus replied there are trails along English Road, and will be continued with development.

Mr. Hansen stated that the engineer's issues, access stub road issues need to be addressed. Mr. Victor replied they will install the connection if the Spirit of Pine developer does not.

Motion was made by Mr. Dennison and seconded by Mr. McGearly to table the Villas of English Farms PRD. The aye vote on the motion was unanimous. Motion carried.

VILLAGE AT PINE LOT 437 SUBDIVISION

Mr. Kurpakus reported that the purpose of the application is to modify the individual lots lines for building 437 (5 units) within the Village at Pine. The proposed modification will align the lot lines with the constructed foundation walls of the townhomes. No additional lots or modifications are proposed for the Village at Pine. No outstanding comments

Motion was made by Mr. Dennison and seconded by Mrs. Evans to recommend the Board of Supervisors grant preliminary and final approval of Village at Pine Lot 437 Revised Plan drawing 1 of 1 dated 11/11/15 and prepared Sperdute Land Surveying. The aye vote on the motion was unanimous. Motion carried.

TOWNSHIP OF PINE SALT STORAGE BARN LAND DEVELOPMENT

Mr. Kurpakus reported that the Township intends to construct a new salt storage building to replace the existing facility located behind the Municipal Building. Due to the growth of the Township and the adoption of new development roads, the current salt building has been determined to be inadequate to store the needed salt for typical winter operations. Delays in salt delivery have caused shortages during large and extended snow events and capacity for additional storage is needed. The proposed land development has been designed by Lennon, Smith, Souleret Engineering, the Township engineer. Mr. Brett added that the building will have a side entrance and will look like a traditional barn.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend the Board of Supervisors grant preliminary and final approval of the Township of Pine Salt Storage Barn land development site and grading plan drawing 2 of 4 dated November 2015 and prepared by Lennon, Smith, Souleret Engineering and the BulkStorage building detail sheet. The aye vote on the motion was unanimous. Motion carried.

PINE COMPREHENSIVE PLAN DRAFT REVIEW

Mr. Kurpakus reported that this the final draft of the Comprehensive Plan. No action is needed at this time; the planning commission will need to give the Board of Supervisors a recommendation next month.

ADJOURNMENT

Motion was made by Mr. Welter and seconded by Mr. McGeary to adjourn the meeting. The aye vote on the motion was unanimous. Motion carried. The meeting adjourned at 8:26 p.m.