

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, January 11, 2016

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:03 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 approximately 100 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.

REORGANIZATION OF THE PLANNING COMMISSION FOR 2016

Motion was made by Mr. Lombardo and seconded by Mr. Welter to nominate Mr. Hansen as Chair of the Planning Commission for 2016. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Hansen and seconded by Mr. Welter to nominate Mr. Dennison as Vice-Chair of the Planning Commission for 2016. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Welter and seconded by Mr. Dennison to nominate Mr. Lombardo as Secretary of the Planning Commission for 2016. The aye vote on the motion was unanimous. Motion carried.

MINUTES

Motion was made by Mr. Lombardo and seconded by Mr. Welter to approve the minutes of the December 14, 2015 Planning Commission meeting. The aye vote on the motion was unanimous with the exception of Mr. Olshavsky who abstained as he was not in attendance at that meeting. Motion carried.

THE WOODS AT PINE PRD

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. Lombardo and seconded by Mr. Welter 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 the applicant has asked that the application be tabled. Mr. Hansen recommended that the application be tabled.

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

VILLAGE AT PINE PRD AMENDMENT NO. 1 – PHASE 6

Mr. Kurpakus reported Gigliotti Holding, L.P. is proposing an amendment to the Village at Pine P.R.D. to include an additional 28.8 acre parcel to the east for the construction of an additional 41 single family residential lots with two street extensions to be known as Phase 6. The project includes the extension of Eddie Lewis Drive to serve an additional 15 lots and the construction of a new Township street to serve the remaining 26 lots. The project includes landscaping, stormwater management and pedestrian improvements. The submission has been reviewed for compliance with the tentative approval granted April 6, 1999 including modifications, as well as Township Code requirements. The Planning Commission tabled the application at its 11/9/15 and 12/14/15 meetings. The application includes four waiver requests. There are minor outstanding items noted on the LSSE review letter dated 1/7/16. There are no outstanding items noted in the HRG review letter dated 12/8/15. The EAC recommends the developer mitigate a total of 497 trees of significance and revise the landscape drawings to indicate correct calculation. The revised drawings have been updated. No additional review was required by the Parks and Recreation Committee.

The applicant engineer, Donald Trant, Trant Corporation stated this is an amendment to the Village at Pine having 41 lots. Seventeen single family lots are located along a continuation of Eddie Lewis Drive. There are 11 acres of open space, the wetlands are to be maintained, and there are three detention ponds. A right-of-way was added; it will not be paved, it is for future expansion. There will be green median islands on the cul-de-sacs and a substantial amount of trees will be added. The traffic study showed the left turn lane on Route 910 is adequate, and a traffic signal is not necessary.

Steve Leonard, 211 Pine Cone Court, introduced himself as the representative from the Coalition of Homeowners Bordering the Village at Pine Phase VI Expansion. He stated people from Oakhaven, Kestler Drive and other parts of the Village at Pine will be affected. The two major groups are those who border the proposed plan and homeowners in Phase V-A. He added that this plan is going further than the tentative approval in 1999, and should have to start from scratch.

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Mr. Leonard presented a slide containing four major summary points. Mr. Leonard stated the Phase V-A homeowners' open space, the 40' common space buffer, should be left undisturbed. In Phase VI the developer plans to modify it and this is extraordinarily unfortunate since it's very close to the homeowners' association taking it over. He added if another developer came in the open space would belong to homeowners. Another point Mr. Leonard made concerns the fringe lot buffer yards. He explained two homeowners would be directly affected, himself and Gregg Brown. Mr. Leonard believes the buffer should continue for consistency and Mr. Brown should have an undisturbed buffer. Mr. Leonard stated the Eddie Lewis Drive extension can't go beyond 50 homes and has issue with it allowing 11 more homes. Lastly Mr. Leonard stated he is concerned with the safety comfort level of the Sunoco pipeline. Mr. Leonard stated these points lead to reconsideration of the approval process and modification of the proposed plan. Mr. Leonard added that although Code is online, making a reasonable case is very difficult without a lawyer.

John Demarco 110 Kestler Drive stated the applicant engineer said more trees would be planted and the 40' buffer would be left undisturbed. This was true until the Morris property came up for sale. The developer purchased it and it became part of the plan. If developed as planned, there will be a very steep slope, and planting trees is not the answer. Foundations will be disturbed at top of hill; and houses at bottom of the hill will have poor drainage and subject to water infiltration. The homeowners' association will be responsible for water damage. Mr. Demarco added the plan sold out quickly in 2014 and the developer did not offer the homeowners' association the opportunity to take over the common area. The developer continues to add more sections and it is difficult to obtain 75%; the Morris property should have been part of development in 1999.

Beth Leonard, 211 Pine Cone Court, stated the engineers at Sunoco, the owner of a pipeline that carries highly volatile gas have not reviewed the plan. Mrs. Leonard stated she is concerned about the work being done so close to the pipeline and the lack of secondary egress in the event of an emergency.

Scott Becker, 808 Village Club Drive, stated the traffic study does not accurately account for the activity on Village Club Drive. The road is a thoroughfare providing access to Giant Eagle from Route 910. Mr. Hansen replied the traffic study was prepared by Trant and reviewed by the Township engineer.

Kevin O'Brien, 121 Oakhaven Drive, stated the report part of the traffic impact study is dated 9/18/15, but the actual traffic counts were done in mid July 2015. Because this is the lightest traffic period of the year Mr. O'Brien believes the traffic counts are artificially low. Also, the study does not take Phase VI into consideration and has determined no improvements are needed for Route 910 and Village Club Drive. Mr. O'Brien added the traffic density is getting larger due to being a back door from Route 910 to Giant Eagle. The Township should require an independent and more comprehensive study, taking into account Phases V-C and VI.

Colleen Grygier, 793 Village Club Drive, stated her home is close to Route 910 and agrees with Mr. O'Brien; the scope of traffic and the days used in the study are not a true representation and a study should be done during peak traffic times like in the morning when the children wait for the school bus. She added the developer needs to take care of what has been created before moving on to a new project.

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Diane Berger, 120 Kestler Drive, stated she lives on the upper rim of Kestler Drive and her land survey shows common space behind her house. The Township's definition of common space is to preserve rural character and for the use of the residents of the development. Ms. Berger added that by taking back 40' and having 2:1 slopes the developer does not comply with Township ordinance. She added she paid a premium price for the lot and does not want the developer to take back 20' of the common space and re-deed it to another lot. The new development's common space will be a deep slope or wetland. This is not what the Township intended for a common space to be.

Kevin Lawler, 108 Kestler Drive, stated he had prepared attachments in the packet the planning commission had received and asked if they had any questions. Mr. Dennison and Mr. Hansen replied that the packet and its attachments were very well done and had no questions at this time.

Daniel McDowell, 217 Gander Drive, stated he has not seen the document from Sunoco, but accepts Mrs. Leonard's report as accurate. He asked why the Township would consider the development if Sunoco has not reviewed the plan. Mr. Kurpakus replied the Township does not require notification from Sunoco, but the developer must receive approval from Sunoco to work in its right-of-way. Mr. Dennison added Sunoco has private rights around its pipeline, and must negotiate with developer. The Township has nothing to say about private rights. Mr. McDowell asked who would have the ultimate critical review. Mr. Dennison replied Sunoco deemed it appropriate when it was originally made, it is a legally defined easement and the developer cannot encroach without permission.

Eileen Derks, 212 Gander Drive, the President of the Oakhaven Homeowners' Association, stated she is concerned the developer will be taking down very mature trees, and replacing them with small trees. She wants the developer to consider a mix of trees to re-establish the rule of nature.

Kraig Cawley, 128 Drake Drive, an avid bird watcher stated due to the loss of its habitat the Pine Siskin, the Township's namesake bird is gone, it has moved to a better neighborhood. He added Pine residents may need to do the same.

Mr. Welter stated that he is not in support of the development for two reasons. One reason is the extension of the cul-de-sac to have more than 50 houses without strong rationale. The cul-de-sac should not be extended to accommodate more houses. The second reason is he is not in favor of the second cul-de-sac. Mr. Welter added he walked the site today and the newly created cul-de-sac will be on a hillside, and the Kestler Drive residents will take the brunt. Good judgement must be used and there is no hardship on the developer to design it that way. Mr. Welter stated he is not in favor of the plan because of these two points and will not recommend it to the Board of Supervisors.

Mr. Dennison stated he echoes Mr. Welter's sentiments, a small group of homeowners were sold a bill of goods, but added those who live next to undeveloped property should realize it will likely be developed at some point. Mr. Dennison stated he does not support the plan; there cannot be a waiver for 60 plus homes without a second entrance. This plan also has an unequal impact on Kestler Drive residents. He added that although the common space is still the developer's property, it is not fair to the residents.

Mr. Hansen stated he has been on the Planning Commission for 12 years and has not approved a cul-de-sac of that size. He will not approve it for the sake of adding more lots, he can support 50 homes. He added the coalition's presentation has shown safety concerns for the slope of Pine Heights Drive. The developer may be able to push the road closer to the wetlands with a retaining wall. He will not support the road due to its tight slope. Mr. Trant replied lots 631 and 632 have been changed. Mr. Hansen replied he will not support it because of the way it is designed.

Mr. Dennison stated the developer is entitled to and has the option to amend an existing PRD. He must follow the tentative approval from 1999, and can add property that is adjoining and if other conditions are met.

Mr. Kurpakus reminded the residents the planning commission is a recommending body only, he will send out adjoining notifications to homeowners' associations and adjoining property owners for the Board of Supervisors meeting. Mr. Hansen urged the residents to attend the Board of Supervisors meeting. He added the coalition did a great job in its presentation.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend the Board of Supervisors deny the revised tentative and final approval of the Village at Pine PRD Amendment No. 1 Phase VI development. The aye vote on the motion was unanimous. Motion carried.

12590 PERRY HIGHWAY LAND DEVELOPMENT PLAN

Mr. Kurpakus reported the developer is proposing the construction of a 10,934 square foot mixed use commercial development consisting of two buildings connected with a pedestrian plaza, landscaping, parking and pedestrian improvements. The site is accessed from two existing common access drives constructed as part of the Swinderman Road Plan of Lots. The proposed use of the building has been reviewed as office and retail uses. The developer has indicated they are pursuing a shared parking agreement and are proposing a 15% reduction in required on-site parking.

The applicant, John Baun of JGB Partners, stated he has a piece of land at the top of a hill and it is appropriate to put a small building having 10,000 square feet on it. The building has been designed by the architect who designed Mr. Baun's last office building. Nearby there are currently two buildings with lots of greenspace. Mr. Baun added he was the first to use the Town Overlay District and has exceeded landscaping requirements. The proposed building is designed to be one-story so that it will not block the building behind it. He chose to create differences in elevation with walkways, a fountain, gazebo, and greenspace because of a PennDOT right-of-way. Mr. Baun added he has developed the area from Atria's down to North Way Church. The development will have trees, walkways, fountains, and a mix of office and service retail, no high intensity retail. He has previously developed office space, and has not had trouble with parking; Stonewood East always has plenty of parking. The building has been tweaked from 12,000 square feet, some parallel parking has been removed and parking has been added in the back, not in the roadway. Mr. Baun added the private road will be maintained for the life of the property.

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Guy DiRenzo of Michael Joseph Development Corporation stated he is currently working on the neighboring Hefren Tillotson building. Mr. DiRenzo gave the members of the planning commission a letter containing comments related to the land development plan. Mr. DiRenzo added that this is awkward since he and Mr. Baun are friends and colleagues. Mr. DiRenzo stated his objections concern general safety and the parking count. He added that although the access road is privately owned and maintained, it is used as a public road. The road has been purchased as public access, and they plan to install a sidewalk and a crosswalk, items that are not required in a private drive aisle. Mr. DiRenzo added perpendicular parking should not be permitted because of safety concerns. Whether it's public or private a road should be safe. The development should have 2-3 public access points. Mr. DiRenzo stated he is concerned for northbound drivers on Route 19 as traffic may back up from the public access to multiple buildings.

Mr. DiRenzo stated parking has already become a problem so 24 spots were created for employees, and the last piece of land at Route 19 and Swinderman Road was purchased for 37 more parking spots. Mr. DiRenzo stated the proposed plan requires shared parking and they and neighboring properties have not agreed to share parking. Mr. DiRenzo added the number of parking spaces is based on mixed use, and asked if there will there be enough parking if it changes to retail. Mr. DiRenzo stated the parking is inadequate and there are no options, good judgement should be used. Mr. Hansen added the amount of parking can be reduced by 15% if there is shared parking. Mr. Baun replied they have been able to address these issues with similar buildings they have built in the past. Mr. Baun introduced his partner James Hammel and asked him how many parking spots were needed in a similar mixed office retail building. Mr. Hammel replied 79 parking spots are needed in a 3 story 40,000 square foot mixed office, retail building. Mr. Baun added they did not propose a 3 story building because they did not want to block the view of the Hefren-Tillotson building. Mr. Hansen replied the building will still be here 20-30 years from now and parking needs to be addressed. Mr. Baun replied he understands Mr. DiRenzo's comment about traffic coming in from Route 19, but it is not a high traffic area, the roads are private accesses.

Mr. Olshavsky asked Mr. Kurpakus to define public and private roads. Mr. Kurpakus replied the Township approved this road as a private, common access driveway and it would not be defined as a road per Township Code. Mr. Olshavsky asked if there will be parking on Wallace Road. Mr. Baun replied there will be parking on Wallace Road.

Mr. Baun described the building elevations stating both sides have glazing, for light; and there will be stone in the front with stucco accents and timbers. Other tenants in the office park can use the benches and will be able to walk to Walnut Grove. Mr. Baun described the courtyard and other topographical features including fountains and water features, adding Pine is an attractive township to do business in.

Mr. Welter stated he has not driven by the site to see the safety concerns for parking, so he cannot speak to the issue.

Mr. Dennison asked Mr. Baun if the LSSE letter items were acceptable. Mr. Baun replied they are normal items from LSSE. He added that he had no problem with the comments. Mr. Dennison stated the proposed building encroaches on Route 19. Mr. Kurpakus replied the Code allows a reduced setback with the addition of pedestrian amenities.

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Mr. Lombardo complimented Mr. Baun on his 20 years of building in the Township. He added that Mr. Baun was one of the first developers to install Knox boxes in all of his buildings and thanked him for that. Mr. Lombardo added the common access drive is used for access to adjoining businesses, and when the proposed building is done the area will be busier. Mr. Lombardo added there should be no on-street parking and asked Mr. Kurpakus if the Township would ever take over the common access. Mr. Kurpakus replied the Township will not take over the common access as it does not meet the criteria for public roads. Mr. Baun replied he disagrees with Mr. Lombardo, the building will only be 10,000 square feet and there will not be a large amount of traffic.

Mrs. Evans asked if a "no thru-way" sign could be installed where the access road meets Route 19. She added the parking is also an issue for her and the retail development at the Village at Pine is similar to this proposal. Mr. Baun replied the Village at Pine has cross roads and parallel parking, and does not believe it is problematic. Mr. DiRenzo added the Village at Pine does have access roads, and there is a drive aisle that does not permit parking. There needs to be enough room to back up and turn.

Mr. Hansen asked for clarification concerning curbing on the access road. Mr. Baun replied the curbing that separates parking from the common access road will be removed. Mr. Hansen stated he agrees with Mr. DiRenzo, there are concerns with Mr. Baun's parking plan. It may have a small impact now, but more parking may be needed later. Mr. Baun replied they eliminated parking close to the intersection, and moved building up to provide for more parking.

Mr. Baun and Mr. Hammel stated to preserve space for parking there will be no dumpsters on the site; the building will share dumpsters with other buildings they own.

Mr. Hansen asked Mr. Baun if he agreed to table the plan tonight. Mr. Baun replied the plan has been tweaked and there really are no other options. Mr. Dennison replied the plan cannot be approved if the issue of shared parking is not addressed. Mr. Baun asked if 3 parallel parking spots could be added on Nicholas Drive. Mr. Lombardo replied that parking could not be added to Nicholas Drive.

Motion was made by Mr. Dennison and seconded by Mr. Welter to table the 12590 Perry Highway land development plan. The aye vote on the motion was unanimous. Motion carried.

BROOKFIELD ESTATES CONDITIONAL USE APPROVAL REQUEST

Mr. Kurpakus reported Eddy Land Company is proposing a 38 unit residential carriage home development on two parcels totaling 11.63 acres located along Swinderman Road. Two new Township cul-de-sac streets are proposed to serve 31 lots with an additional 7 lots fronting Swinderman Road. Carriage Home development is a conditional use in the C-2 Zoning District. The project includes stormwater management, landscaping, and pedestrian improvements. The developer is also proposing extension of the streetwalk to connect to the existing streetwalk at Wallace Road to meet the Parks and Recreation requirements recommended under the previous application for Patio Home Development. The patio home application was denied by the Board of Supervisors at their December 7, 2015 meeting. The revised application includes waiver requests to allow for 2:1 slopes and disturbance within 50' of a wetland for the construction of utilities and roadways. There are minor outstanding items noted on the LSSE review letter dated January 7, 2016. The EAC recommends the developer mitigate 64 trees on site and denied the request to encroach the wetland setback for home construction. The drawings have been revised to address the EAC recommendation. The Parks and Recreation Commission has recommended approval of the recreation plan.

John Schleicher, Gibson Thomas Engineering Co., the applicant engineer stated the proposed plan is 11.6 acres in the C-2 planned transition district, having 38 carriage homes and is a very good use of the property. The applicant is asking for conditional use and preliminary site plan approval. The grading and utility plan shows modifications to address Township Code and Planning Commission and Board of Supervisors' comments. This plan is similar to the previously submitted patio home development, but the patio homes have been replaced with carriage homes.

Mr. Schleicher added they have addressed the Board of Supervisors' conditions and described the density, amount of open and green space, and water features. He added their plan is identical to what was proposed by Parks & Recreation and have created a focal point of the development overlooking the water feature. Mr. Schleicher stated each carriage home will have a 2 car garage with space for 2 cars in driveway. In addition, 10 off-street parking spaces have been proposed. They have the ability to add more off-street parking, but this is an adequate amount of guest parking for 38 units. The central area will be enhanced with 70 trees within the 50' wetland setback. They have been discussing the stormwater runoff concerns with the Knights of Columbus.

Mr. Schleicher stated in response to the board's feedback they have addressed maximizing Brookfield Drive's sight distance; units along Swinderman Road not having direct access to Swinderman Road; not disturbing the wetlands, there will be a temporary sanitary sewer easement across wetlands, but it will not be permanent; a 50' wetland setback will be recorded; and the only slope modification they are requesting is 2:1 slopes in 2 areas.

Edward Thomas, 391 North Pine Circle, representing the Knights of Columbus stated he is concerned about water flow coming onto the Knights of Columbus property. He added a 30" pipe has been proposed but an 18" pipe works. The water flow will increase the size of the wetlands on the Knights of Columbus property. Mr. Thomas added the increased water will make the property's rosary garden a swamp, and the overflow will grow their wetland. From his discussion with Mr. Schleicher he learned they are using a standard program to determine water flow. Mr. Thomas added the property across the street from Swinderman Road was not taken into consideration when the study was done.

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Terry Bove representing the developer replied the development will not increase the rate of water on their neighbor as required by the Township Code. It will be the opposite; it will lessen the amount of water on their neighbor. He added they will offer the Knights of Columbus a \$3000 fund to hire an independent engineer to have the planned reviewed.

Andrew Battaglia, 209 Briar Hill Court, stated he looks down on the Brookfield property from his property and is concerned about privacy. If the proposed landscaping plan is followed, the Brookfield residents will be looking into his property. Mr. Battaglia stated he would like to have mounds with trees planted on top of them, having a total height of 20' on the Tanglewood side of proposed development. This will provide privacy for both developments. Mr. Battaglia added the hillside is solid rock and runoff from hill will worsen conditions as the homeowners' association property is already swampy with cattails growing in the woods.

Mr. Hansen asked about the size of the buffers. Mr. Schleicher replied they vary near the cul-de-sac, between 10' and 25'. Mr. Hansen asked if there is room to make a hill. Mr. Schleicher replied they will commit to a 4' high mound with a double row of staggered 6' evergreen trees; the landscaping will be 10' high at the time of planting. Mr. Dennison added the Tanglewood homeowners' association can plant additional trees in its common space.

Mrs. Evans questioned the 20' sanitary sewer easement on the back of property. Mr. Schleicher replied it was recorded with Tanglewood for Best Tile. This development will only utilize part of it, and it could be abandoned on the Tanglewood property.

Mr. Lombardo stated the plan is nice, and appreciates Mr. Schleicher's hard work to make it better. He added that landscape mounds may create a trench and swale. Mr. Battaglia replied his concern is the view. Mr. Lombardo added mounds work for privacy, but wondered if stormwater will be an issue and if an engineer should be consulted.

Mr. Dennison thanked Mr. Schleicher for revising the plan and asked about the water feature. Mr. Schleicher replied a large stone providing a waterfall will be located in a small pool at the end of the stormwater facility. The design will tie in with the topography and will include park benches.

Mr. Dennison asked if conditions could be placed on the development since carriage homes are a conditional use on the site. Mr. Kurpakus replied conditions could be placed on the site.

Mr. Dennison stated the limited wetland encroachments for utilities are not shown on the plans. Mr. Schleicher replied they are specifically shown on the grading and utility plan. Mr. Dennison replied they are difficult to distinguish from the other grading lines on the plan. Mr. Schleicher replied the 50' setback is on plan and it may get lost in the proposed grading plans.

Mr. Hansen asked if they will be grading for the roadway. Mr. Schleicher replied that they would be grading for the roadway. Mr. Dennison asked what the extent of disturbance for grading would be. Mr. Schleicher replied that it would temporarily be 20'. Mr. Dennison stated it should be delineated on the plan. Mr. Schleicher replied it would include square footage and percentage. Mr. Dennison added the waiver is specific to the plan.

Mr. Welter asked what the price of the proposed homes would be. The applicant replied they would be priced from the high \$300s to the \$400-500's range.

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Mr. Welter stated with the border between Tanglewood being enhanced with mounding, he is interested in seeing how the stormwater plan will work. Mr. Schleicher replied they have incorporated an inlet at end of cul-de-sac and water will discharge into the stormwater system; drainage will be decreased in the area of the rosary garden. Mr. Thomas asked if the water would go into the detention pond and Mr. Schleicher replied it would not.

Mr. Olshavsky asked Mr. Schleicher to clarify the homes' access to Swinderman Road. Mr. Schleicher replied the homes would not have direct access to Swinderman Road; access would be from Brookfield Estates Drive.

Mr. Hansen asked how much room exists for street parking. Mr. Schleicher replied Brookfield Estates Drive will be 24' wide, the Township standard, and cars will park along roadway. Mr. Hansen asked if it is possible to add more guest parking. Mr. Schleicher replied that more parking can be added but it will affect the aesthetics of the community.

Mr. Lombardo asked who will maintain the access road. Mr. Schleicher replied the homeowners' association will maintain the private road and the units' driveways and Brookfield Estates Drive will be taken over by the Township.

Mr. Hansen stated the plan may improve stormwater conditions and encouraged the representatives from the Knights of Columbus to get an engineer to do an independent study.

Mr. Thomas asked Mr. Schleicher if he took the water runoff from the Connected Health and Hefren-Tillotson buildings into consideration for stormwater management. Mr. Thomas stated it will compound the problem of the detention pond. Mr. Schleicher replied the cumulative sources are calculated utilizing Township and Allegheny County approved methods and the net will not increase.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend the Board of Supervisors grant conditional use approval for the Brookfield Estates Carriage Home development with the following conditions:

1. Building elevations to be submitted with final subdivision application and shall incorporate a minimum of 50% brick, stone or masonry siding with the exception that any building front or rear elevations facing Swinderman Road shall contain a minimum of 75% brick, stone or masonry siding.
2. Additional on-street parking to the greatest extent possible to be provided along Brookfield Estates Drive.
3. The 50' wetland setback to be a recorded conservation easement on the subdivision plan.
4. Enhanced landscaping to be provided along the buffer to the Tanglewood Open Space and shall include a minimum of 4' high moundings where grading allows.

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

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Mr. Hansen asked the Township engineer if the proposed 2:1 slopes are adequate. The engineer replied they are adequate.

Motion was made by Mr. Dennison and seconded by Mrs. Evans to recommend the Board of Supervisors grant a waiver of section 48-18A to allow 2:1 slopes as shown on the submitted plan set to limit disturbance to the wetland buffer with the condition that enhance landscaping be provided to reforest the slopes. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. Lombardo to recommend the Board of Supervisors grant a waiver of section 78-49C to allow disturbance within 50' of a wetland for the construction of utilities, roadways and the installation of landscaping as shown on the submitted drawings. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend the Board of Supervisors grant a waiver of section 78-44B to allow a reduced radius cul-de-sac to limit disturbance within the 50' wetland buffer. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend the Board of Supervisors grant preliminary approval of the Brookfield Estates Subdivision plan drawing Cover, EX-1, PR-1, GR-1, RP-1 AND LP-1 dated 12/29/15 and prepared by Gibson-Thomas Engineering with the following conditions:

1. Compliance with the LSSE review letter dated 1/7/16
2. Compliance with the EAC recommendation dated 9/8/15
3. Compliance with the Parks and Recreation Recommendation dated 9/8/15
4. Compliance with all conditions of the Conditional Use Approval
5. Developer to explore alternate driveway access to eliminate the private access alley from the plan as shown with Lots 1 through 7 and access to be from shared curb cuts to Swinderman Road.
6. Utility, grading and road right of way to be extended to the Knights of Columbus property on shown on the recording plan for final approval
7. Developer to provide a \$3000 allowance to the Knights of Columbus for the purpose of consulting with an engineer to review the developers proposed stormwater management plan

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

PINE COMPREHENSIVE PLAN DRAFT REVIEW

Mr. Kurpakus reported this is the final draft of the Comprehensive Plan and a recommendation from the planning commission to adopt the plan is needed tonight. The plan contains four key issues or strategies. This plan takes an innovative approach with tiered systems based on public support and implementation.

Mr. Welter stated it is an ambitious plan and it is clear it has been looked at from a monetary standpoint. Mr. Dennison stated he likes the road map format and the planned end results.

Motion was made by Mr. Hansen and seconded by Mr. Welter to recommend the Board of Supervisors grant approval of the final draft of the Pine Comprehensive Plan. The aye vote on the motion was unanimous. Motion carried.

SETTING 2016 PLANNING COMMISSION MEETING DATES

Motion was made by Mr. Lombardo and seconded by Mr. Welter to set the times and dates for the 2016 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.

ADJOURNMENT

Motion was made by Mr. Lombardo and seconded by Mr. Welter to adjourn the meeting. The aye vote on the motion was unanimous. Motion carried. The meeting adjourned at 9:54 p.m.