

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, February 8, 2016

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:02 p.m. by Michael Hansen, Chair.

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

There were 26 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. Welter and seconded by Mr. Lombardo to approve the minutes of the January 11, 2016 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.

THE VILLAS OF ENGLISH FARMS SUBDIVISION

Mr. Kurpakus reported the Villas of English Farms, L.P. is proposing an 18 lot standard subdivision on 25.9 acres. Access to the development will be from a Township road connection to Cedarwood Drive in the English Farms neighborhood. The plan proposes 3/4 acre minimum single family detached building lots, stormwater management, landscaping and pedestrian improvements. The Parks and Recreation Committee and Environmental Advisory Committee reviews have been provided. The existing Shurko residence will remain as lot #18. The application has been amended to meet standard subdivision requirements and is no longer proposed as a P.R.D. The application includes 3 waiver requests. There are minor outstanding items noted on the LSSE review letter dated 2/3/16.

The applicant engineer Steven Victor of Victor-Wetzel Associates stated the proposed development will be along English Road, with access from the Cedarwood Drive right-of-way which will be improved as access to the site. The existing house and driveway will remain, the parcel is one-fourth wooded, and they will avoid the steep slopes. Mr. Victor added the plan has been changed from a PRD to a conventional subdivision; making the lots conventional size, three-quarters of an acre, and 105' to 115' wide. Mr. Victor stated this plan is nearly identical to the prior plan, with the addition of a seventeenth building site with a long driveway.

Mr. Victor stated the proposed plan has a long linear detention facility and the lots are further setback from abutting neighboring properties. The street trees have been addressed per the engineer's review letter, and will be planted along the sides of Cedarwood Drive. Tree

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
February 8, 2016
Page 2

reforestation will be done on the steep slopes and there will be tree conservation areas. The plan for tree mitigation has been reviewed by the EAC.

Mr. Victor stated the sidewalk plan shows sidewalks as required by Township Code; he added they are requesting a modification to have sidewalks not be in the back of lots 14, 15 and 16, and to have a crosswalk to other side of street so the owners of the lots will not have to maintain two areas of sidewalk in the winter.

Mr. Victor stated they have gone over the engineer's review letter and one of the points is the proposed plan has singular access, and using the Spirit of Pine right-of-way would allow more than 3 lots per the restriction. Mr. Victor stated the developer will take on the Cedarwood Drive improvements, including sidewalks and street trees, and use it as the proposed plan's access.

Diane Fredericks of 265 Twin Oak Drive questioned the second access through the Spirit of Pine. Mr. Kurpakus replied the Spirit of Pine right-of-way connects to Montgomery Drive. Mrs. Fredericks replied she had bought her house because the neighborhood is quiet, and the added amount of traffic will be significant and dangerous to the neighborhood children. Her plan was designed 50-60 years ago with two entrances/exits, and was then connected to Fox Meadow. If Twin Oak is connected to the proposed plan, her neighborhood will have four entrances and exits. A direct route from Wallace Road to Pearce Mill Road will be created, and will become a thruway. Mrs. Fredericks stated she anticipates cut through traffic to Wallace Road and there is already a lot of traffic in neighborhood from Fox Meadow. Mrs. Fredericks added the property for the Villas is not landlocked, it is connected to English Road, and it is common sense to connect there. It will be easier to get emergency vehicles from English Road. The new development should have its own entrance; it will be safer for all residents concerned. Everyone she spoke with was against connection and showed a petition signed by neighboring residents.

Gina Spontak of 110 Montgomery Drive stated she is speaking on behalf of Shirley Ruege of 115 Montgomery Drive and herself. She and Mrs. Ruege own the property and have not given their permission for the proposed cut through. Mr. Victor replied they do not own the property. Mrs. Spontak replied they do own it because the statute of limitations to open the road expired. Mr. Hansen stated the Township solicitor will review the ownership of the property.

Charlene Waeckerle of 370 Twin Oak Drive stated very few cars travel on her side of the road; and the other side of Twin Oak used as a cut through for Fox Meadow has significantly more traffic.

John Moschitta of 248 Fox Meadow Drive pointed out where he lives near the southern border of the proposed development and presented a photograph of the water that accumulates on his property anytime it rains or snows due to drainage issues. Mr. Hansen replied there is no stormwater management right now, and in general, if done correctly, the proposed plan's stormwater management plan should reduce the amount of stormwater runoff, if it is actually stormwater runoff. Mr. Hansen stated Township review of a geotechnical study may be a condition of approval.

Mr. Moschitta asked the definition of a PRD. Mr. Kurpakus replied a PRD allows a developer to do a reduced sized lot in exchange for more open space; a traditional subdivision makes larger lots with no open space.

MEETING MINUTES

February 8, 2016

Page 3

Mr. Moschitta stated the actual slopes are steeper than what is depicted on the drawing, there is a dramatic slope at his backyard and it causes drainage issues. Mr. Victor replied they are not required to show the slopes of neighboring properties, and added omitting the slopes was not malicious intent.

Michael and Angela Musillo of 100 Davison Drive asked what the green lines on the drawing were. Mr. Victor replied they show a general outline where existing trees are to remain and no grading is to occur. Mr. Musillo asked if the steep slope will be reforested. Mr. Victor replied that it would be reforested with deciduous trees.

Mr. Moschitta stated adding additional entrances will increase the number of people speeding through his neighborhood, damage the roads and cause the value of the neighborhood's property to go down. Mr. Moschitta asked if lot 4 was unusually shaped to make it larger. Mr. Victor replied the lot's "tail" does make it larger. Mr. Moschitta asked what the building setback would be. Mr. Kurpakus and Mr. Victor replied the building setback would be 40'. Mr. Moschitta stated he did not receive a copy of the updated documents. Mr. Kurpakus replied residents can stop in the township office to view the plans and get copies.

James Langer of 255 Twin Oaks Drive stated he is concerned there is a safety issue because of significantly more foot traffic than road traffic and no sidewalks.

Jon and Jane Carlson of 252 Fox Meadow Drive asked what the red lines on the landscape plan represent. Mr. Victor replied they outline the conservation area.

Mr. Langer questioned if the brush behind his property will be replaced. Mr. Victor replied the scrub growth will stay. Mr. Hansen added the landscape plan shows trees will remain. Mr. Langer asked about drainage. Mr. Victor replied water will drain into the street and into catch basins.

Debra Crnarich of 429 Fox Meadow Drive stated she is the president of the Fox Meadow homeowners' association and asked who will be liable for storm drainage and how long the time limit would be. Mr. Dennison replied the developer would be responsible and there would be a statute of limitations.

Marc Fleming of 220 Fox Meadow Drive asked how the house on lot 17 would access Cedarwood Drive. Mr. Victor replied it would have a long driveway. Mr. Fleming questioned if it is buildable since the slope is steep. Mr. Victor replied it's doable, although it will be expensive and may not be built upon.

Michael Geubtner of 272 Fox Meadow Drive stated he experiences water drainage onto his property and asked why drilling had been done. Mr. Victor replied the drilling was for the geotechnical report, it is standard practice to measure the stability of soils and rocks, and it is not for hydrological purposes. The geotechnical report has been submitted to the township. Mr. Geubtner asked if it will still slope down toward his property. Mr. Victor replied basically everything drains to street; they will not be creating additional runoff. Mr. Geubtner stated he had planted trees to soak up water, and asked if they will remain. Mr. Victor replied if they are not grading the area the trees will remain. Mr. Geubtner asked if Mr. Victor agrees that water travels in utility

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
February 8, 2016
Page 4

trenches. Mr. Victor replied he agrees it does. Mr. Geubtner stated any new plan should be a benefit to the existing plans around it, as opposed to creating more problems for them. Mr. Dennison added it is a preliminary plan and Mr. Welter asked Mr. Geubtner to point out his lot on the map.

Brian Mergenthaler of 345 Haefner Drive asked why the road couldn't access English Road. Mr. Victor replied topography including a stream and wetlands prevented it. Mr. Mergenthaler asked if there was access between lot 17. Mr. Victor replied it is not possible due to the stream, elevation, and other issues.

Mr. Mergenthaler asked if a traffic study had been done to show how the proposed plan will affect them. Mr. Hansen replied no traffic study had been done. Mr. Kurpakus added Township Code requires a study when a proposed development contains 25 lots or greater.

Mrs. Waeckerle asked why the existing driveway couldn't be used. Mr. Victor replied the driveway as installed does not meet Code for a street; it has improper width and an unacceptable connection to English Road. Mrs. Waeckerle asked why the road couldn't be connected to English Road. Mr. Victor replied severe slopes and wetlands prohibit connecting the road to English Road.

Mrs. Fredericks asked if the proposed plan will be discussed again. Mr. Hansen replied it will be presented to the Board of Supervisors; and residents can offer their concerns to them. Mrs. Fredericks stated she believes a road can come off English Road; the developer does not want to connect there because it will reduce the number of lots. Mrs. Fredericks stated she believes if a development is a detriment to others, it should not be considered. A lot of consideration should be given to existing residents, and no one is in favor of the proposed plan. She added if the developer was told the only way to access was from English Road, they would find a way to do it.

Mr. Langer asked where the Spirit of Pine would be. Mr. Kurpakus showed the four proposed lots at end of English Drive.

Mr. Welter stated he wanted to address a comment previously made. Everyone has homes in Pine, and the members of the planning commission do not take any of this lightly; he added the more expensive plans are not more important than the less expensive plans. The planning commission's recommendations are based on adherence to Code, and good judgement is used when Code is open to interpretation. Mr. Welter added he is not comfortable with the validity of the 20 year easement and wants to hear from the Township solicitor. Mr. Hansen asked Mr. Kurpakus if he had any knowledge of the mentioned right-of-way. Mr. Kurpakus replied he did not.

Mr. Welter stated he lived in Fox Meadow for 9 years and had been president of the homeowners' association. He is very familiar with Fox Meadow and its growing pains being one of the first plans in the township. He is also familiar with Twin Oaks, and was there today to see how Code will apply to the interconnection of the plans. He added the north leg of Twin Oaks has a lot of curves, but interconnection of plans has benefits too. He stated he believes the trips per day will be a wash, but because of the existing road situation he is not in favor of connection. Mr. Welter added he would like to see if access to English Road could be made through lot 17.

Mr. Dennison stated his issue is the plan cannot be approved without a second access. The proposed plan does not connect to English Road. The private drive would be good place for

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
February 8, 2016
Page 5

a T- intersection, but the wetlands need to be taken into consideration. He added they can only act on the plan presented. There may be better alternative, but this was the plan presented. Mr. Dennison added this is preliminary approval only; it will be reviewed by the Board of Supervisors and returned to the planning commission. Mr. Dennison thanked the residents for their comments and assured them they would be taken seriously.

Mr. Hansen stated a better alternative is to connect to English Road, but he is not comfortable with making it a requirement. He added he would like the solicitor to review the legality of the right-of-way and he is concerned about stormwater drainage and suggested hiring a third party engineer to address it. Mr. Victor replied there is a difference between stormwater and groundwater. Mr. Firek stated subsurface water concerns have been addressed in the engineer's review letter. The review states a geotechnical report should address the subsurface water concerns identified by the residents of Fox Meadow.

Mr. Hansen asked Mr. Firek if the 2:1 slopes are acceptable. Mr. Firek replied they are acceptable pending a review of the submitted geotechnical report.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend the Board of Supervisors grant a waiver of section 78-38B to allow 2:1 slopes to limit disturbance of existing woodlands. The following voted aye: Mr. Dennison, Mr. McGeary, Mr. Hansen and Mrs. Evans. The following voted nay: Mr. Welter Mr. Olshavsky and Mr. Lombardo. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend the Board of Supervisors grant a waiver of section 78-49C to allow disturbance within 50' of a wetland for the purpose of a public road crossing. The following voted aye: Mr. Dennison, Mr. McGeary, Mr. Hansen and Mrs. Evans. The following voted nay: Mr. Welter Mr. Olshavsky and Mr. Lombardo. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend the Board of Supervisors grant a waiver of section 78-44B for the purpose of constructing a 40' diameter cul-de-sac to limit disturbance to existing woodlands. The following voted aye: Mr. Dennison, Mr. McGeary, Mr. Hansen and Mrs. Evans. The following voted nay: Mr. Welter Mr. Olshavsky and Mr. Lombardo. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend the Board of Supervisors grant preliminary approval of the Villas of English Farms subdivision plan drawings Cover and SHT-2 through SHT-9 dated 1/15/16 and prepared by Victor-Wetzel Associates with the following conditions:

1. Compliance with the LSSE review letter dated 2/3/16
2. Compliance with the Parks and Recreation recommendation dated 11/10/15
3. Compliance with the EAC recommendation dated 12/7/15
4. Developer to revise the shown building setback lines on Lot 8 to provide a 40' building line setback to Fox Meadow properties

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
February 8, 2016
Page 6

5. Developer to construct a public road connection meeting Township specification between English Farm Drive and Montgomery Drive to satisfy the maximum 50 lots served by a single entrance provision of the Code
6. Developer to construct the street walk along each side of Cedarwood Drive to the connection of Pine Wood Drive
7. Developer to provide street tree planting along the extension of Cedarwood Drive fronting lots 23 and 24 of the English Farms plan
8. Developer to provide a geotechnical evaluation for Township review of the sub-surface water conditions along lots 5-8 and provide recommendation for mitigation if necessary.
9. Township solicitor to review the legal requirements to utilize the existing Montgomery Drive right-of-way for road construction

The following voted aye: Mr. Dennison, Mr. McGeary, Mr. Hansen and Mrs. Evans. The following voted nay: Mr. Welter Mr. Olshavsky and Mr. Lombardo. Motion carried.

Mr. Kurpakus added the Villas of English Farms subdivision plan will be presented at the Board of Supervisors' meeting on Tuesday, February 16, 2016 at 6:30 p.m.

THE WOODS AT PINE PRD

Mr. Kurpakus reported Woods at Pine, L.P. is proposing a 39 lot single phase Planned Residential Development on 56 acres. The project assembles 3 properties located along Warrendale and Wallace Roads. 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 neighborhood. The plan proposes single family detached building lots and 20 patio home lots, stormwater management, landscaping and pedestrian improvements. Two lots are proposed along Warrendale Road that are located in the B-1 Zoning District and not included in the P.R.D. The application includes 2 waiver requests and one modification request. There are minor outstanding items noted on the LSSE review letter dated 2/3/16 and one notation to remove existing vegetation along Cloverdale Drive to verify sight distance on the traffic engineer's review.

Steve Victor of Victor-Wetzel Associates the applicant engineer stated the proposed plan is a collection of three properties and has been modified in response to the engineer comments. He stated the difference from prior plan is a 40' buffer was added. Single family homes and patio homes constructed with first floor master suites and garages are to be built. Landscaping will be a combination of street trees along the length of the road, smaller trees will be planted under where overhead power lines. There will be conservation easements to preserve existing wooded areas.

Richard Graszl of 344 Cloverdale Drive asked if a traffic study was done as requested at the last meeting. Mr. Victor replied there are adequate sight distance and no harmful impacts to the existing road. Mr. Kurpakus added sight distance is adequate but vegetation needs to be removed along Cloverdale Drive to verify sight distance per the township engineer's comments.

Mr. Graszl asked if the detention pond had been moved to other side of road. Mr. Victor replied it had and will drain to the stream. Mr. Graszl asked why the driveway from Wallace Road isn't being used. Mr. Victor replied the private driveway does not have adequate sight distance; it has sharp vertical alignment, and would not be feasible to meet township specifications.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
February 8, 2016
Page 7

Mr. Graszl stated he is concerned with traffic coming straight through the neighborhood. Mr. Victor replied it is not legal to install stop signs for traffic calming. Mr. Graszl replied people drive too fast around the curve and cars have been hit in the past. Mr. Graszl asked if the traffic study shows the anticipated amount of traffic. Mr. Dennison and Mr. Hansen replied the study reports trip generation. Mr. Kurpakus added the primary purpose of a traffic study is to see if improvements need to be made and adequate sight distance at intersections is provided.

Mr. Graszl asked Mr. Welter if he anticipated problems with the curve and downhill slope. Mr. Welter replied he did not have a problem himself and added speeding is an issue everywhere. Mr. Graszl stated his house is on the curve and asked how it will slope. Mr. Victor explained the grade and told Mr. Graszl the water will drain down the road into catch basins and into the detention pond.

Travis Coulter of 539 Cloverdale Court distributed a hand out, showing the overall impact of interconnectivity. He explained Cloverdale will become a connection between Warrendale Road. He added sidewalks should be required on both sides of the street if they are interconnected.

Charles Heilmann of 536 Cloverdale Court asked if the number of trips generated were based on patio homes or single family homes. Mr. Victor replied the number of trips per day is six for a patio home and 10 for a single family home. Since the patio homes are not age restricted, the larger number was used.

Lana Ott of 475 Cloverdale Drive stated she hopes water does not come down into her development into her neighbor's yard. She is concerned it will be used as a short cut to Giant Eagle.

Cathleen Graszl of 344 Cloverdale Drive asked what kind of patio homes will be built. Mr. Victor replied they will be single detached homes, having first floor master suites and garages. The houses could be traditional two story, 1 ½ story, or 1 story, and the garages could face the street. Mr. Hansen asked how many will have garages that will face the street. Mr. Victor replied that it will depend on the architecture of the house; and added Township ordinance does not control garages facing the street in a PRD.

Michelle Silberman of 400 Cloverdale Drive stated she is disappointed patio homes are being proposed and wondered if they would be a good fit. She added her neighborhood was designed as a horseshoe shape and connecting the new road will change the feel of it. She is also concerned about water runoff from the new development.

Mr. Hansen asked what the price of the patio homes will be. Mr. Victor replied the patio and single family homes will cost between \$400,000 and \$600,000. Mr. Coulter asked if the price was merely an estimate. Mr. Victor replied the prices of the lots will be in proportion to the prices of the houses, and \$400,000 to \$600,000 is reasonable.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
February 8, 2016
Page 8

Mr. Graszl asked if the traffic will affect the price of the houses in the new development and if the developer could slow down the traffic. Mr. Victor replied the vertical and horizontal curves are designed to be traffic calming. Stop signs at the intersection with Cloverdale Drive and at a proposed stub road linking the Woods at Pine to future development of land to the west will also reduce the speed of traffic.

Alena Roberts of 357 Cloverdale Drive asked when the land to the west will be developed. Mr. Victor replied it has potential to be developed. Ms. Roberts replied it could be ten or more years before a stop sign is posted at the proposed stub road.

Ms. Roberts asked where sidewalks would be installed. Mr. Victor replied because of the density of the neighborhood sidewalks would be installed on only one side of the street with a crosswalk. Ms. Roberts stated they had rebuilt her driveway to re-route the water, and will not handle more water. Mr. Victor replied the water will not reach her driveway.

Mr. Firek, Mr. Kurpakus and Mr. Victor discussed how the setbacks should be measured from the lot lines.

Mr. Welter commented on the grades in the plan and asked the distance from lot 139 to Cloverdale Drive. Mr. Victor replied it is 80', comprised of 40' of greenspace and an additional 40' of township open space. Mr. Victor added lot 139 is a wide lot and the area will become a side yard.

Mr. Dennison stated there are 39 full lots and requested consolidation of two of the patio lots. Mr. Dennison added there is logic for a single loaded sidewalk, but in the summer it's nice to have sidewalk on both sides of street. Mr. Dennison stated in the past the township has requested a fee in lieu if not building a sidewalk. Mr. Victor replied he would consider it.

Mr. Lombardo stated lots 127 through 139 will have patio homes, and added he would like to have them scattered better throughout the plan, rather than having a line of patio homes. Mr. Victor replied the patio homes will not be traditional empty nester style houses. They will be single family homes with first floor master suites on large lots. Mr. Lombardo added he would like to see side entry garages.

Mr. Hansen stated he can't approve eliminating the sidewalk. People like to have sidewalks in front of their houses. He added there should be a mix of side entry and front entry garages. Mr. Kurpakus stated in a patio home development all of the garages would be side or rear entry per Code.

Mr. Graszl asked if the wetlands on property addressed have been addressed. Mr. Dennison replied there is one area of wetlands. Mr. Graszl asked if there will be trees along road. Mr. Victor replied there would be per the landscaping plan.

Motion was made by Mr. Welter and seconded by Mr. Dennison to recommend the Board of Supervisors grant a waiver of section 78-38B to allow 2:1 slopes to limit disturbance of existing woodlands. The aye vote on the motion was unanimous. Motion carried.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
February 8, 2016
Page 9

Motion was made by Mr. Welter and seconded by Mr. Olshavsky to recommend the Board of Supervisors grant a waiver of section 78-49C to allow minimal disturbance within 50' of a wetland for the purpose of a public road crossing. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Welter and seconded by Mr. Lombardo to recommend the Board of Supervisors grant a modification of section 84-120 for the purpose of eliminating street walk along one side of the road in the area between lots 126 and 127 with two crosswalks at the two ends of the street walk. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Welter and seconded by Mr. Dennison to recommend the Board of Supervisors grant tentative approval of the Woods at Pine P.R.D. drawings Cover and SHT-2 through SHT-10 dated 11/20/15 and revised 1/15/16 and prepared by Victor-Wetzel Associates with the following conditions:

1. Compliance with the LSSE review letter dated 2/3/16
2. Compliance with the EAC recommendation to mitigate a total of 882 Trees of Significance or provide payment in lieu of any planting not proposed on site.
3. Compliance with the Parks and Recreation Commission recommendation to provide payment in lieu of recreation facilities in the amount of \$38,000
4. Limits of PRD to be defined on the final recording plan and is not to include Lots 201 and 202 located in the B-1 zoning district
5. Patio home lots to be identified on the final recording plan and property deeds to indicate patio home first floor master suite requirements
6. A minimum of nine patio home lots to be served by a side entry garages
7. Road right of way and grading easements to be extended in the area of Lot 127 to the undeveloped property to the West with a paved stub road provided to the greatest extent possible.
8. A 15' pedestrian easement fronting Warrendale Road to be shown on the recording plan
9. Street trees meeting Township Code requirements to be included along Warrendale Road on Lots 201 and 202
10. Compliance with the HRG review letter dated 2/3/16.

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

Mr. Hansen stated the planning commission's recommendation to the Board of Supervisors is for tentative approval only and the residents will have an opportunity to voice their concerns at the Board of Supervisors' meeting. Mr. Kurpakus added a public hearing will be held at the Board

of Supervisor meeting in March. Adjoiner notifications will be sent to the residents and homeowner associations that previously received them.

12590 PERRY HIGHWAY LAND DEVELOPMENT PLAN

Mr. Kurpakus reported the developer has re-submitted a proposal for the construction of a 10,059 square foot mixed use commercial development, 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 mixed office and retail uses. The plan has been revised to remove parking from the common access drives and create a traditional parking field at the rear of the building. The Planning Commission tabled the application at the 1/11/16 Planning Commission meeting. There are minor outstanding items noted on the LSSE review letter dated 2/3/16.

The applicant James Hammel stated the parking agreement with S&T Bank has been prepared and needs to be signed by John Baun. Mr. Hammel stated the parking lot has been redesigned and a buffer has been added along the private road. A traffic study has been done to address the concerns of cars travelling on Perry Highway.

The applicant engineer Doug Tait of Tait Engineering stated they have reviewed the comments on the engineer's review letter and would like to request a modification to change the required 105' distance between the parking entrance and the private drive to 60'. Mr. Kurpakus replied the intent of Code is for a parking lot entrance separation in the TCDO District.

Mr. Lombardo stated they have done a great job, considering what they have to work with, and questioned the angled parking. Mr. Tait replied having angled parking makes it easier to back out. Mr. Lombardo stated he agrees and traffic will have to exit one direction, and asked if that many spaces were really needed; if not they could be parallel spaces. Mr. Tait replied they will only have 3-4 parking spaces if they are parallel. Mr. Hansen asked what the current count is and how many are required. Mr. Tait replied there is enough parking for 50% mixed office and 50% retail. Mr. Lombardo asked if the bank can limit their parking. Mr. Tait replied they will try to keep all parking on their property. Mr. Kurpakus asked if they will revise the drawings to show parking tabulation. Mr. Tait replied they would. Mr. Kurpakus added the ratios are important for issuing permits later. Mr. Tait added the two levels of the building will be a natural divider for the types of use.

Mr. Lombardo asked about the dumpster and if off site trash disposal is included in the lease. Mr. Tait and Mr. Hammel replied the plan is to take the trash to a dumpster at another agreed upon property. Mr. Dennison and Mr. Welter stated the plan is much improved and looks good.

Mr. Hansen stated he would like to see parking stall #1 eliminated since it is so close to Route 19. Mr. Hammel replied the parking stall could be removed. Mr. Hansen replied he appreciates the developer's efforts, and it is a much better plan.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
February 8, 2016
Page 11

Mr. Hansen asked if action needs to be taken for the building's use ratio. Mr. Kurpakus replied the developer is to clarify and record in the parking lot agreement. Mr. Firek added it has been addressed.

Mr. Kurpakus stated Allegheny County real estate records show the parcel as two parcels and it needs to be consolidated. Mr. Hammel replied they will comply with the request. Mr. Tait added the plan has been recorded but the county shows separate tax parcels.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend the Board of Supervisors grant a modification of section 84-23D.4a.2 to allow 60' minimum spacing between the parking lot and the private access drive. 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 preliminary and final approval of the 12590 Perry Highway land development plan drawings Cover, Sheet 2 of 9, Sheet 4 of 9, Sheet 6 of 9 through Sheet 9 of 9 dated 12/18/15, revised 1/29/16 and prepared by Tait Engineering, Inc. and Sheet 1 of 9, Sheet 3 of 9 and Sheet 5 of 9 dated 12/18/15 and prepared by Tait Engineering, Inc. and A111, A181, A201 and A202 prepared by Eric Smith Assoc., P.C. with the following conditions:

1. Compliance with the LSSE review letter dated 2/3/16
2. Developer to incorporate a detail on the drawings to remove the existing wedge curb fronting the proposed parking stalls along the common access drive and parking lot access
3. Street walk fronting Nicholas Drive to be set back from curb a minimum of 24"
4. Developer to record a revised deed to consolidate parcels 1825-P-23 & 1825-P-22 as approved with the Swinderman Road plan of Lots
5. Building materials to be reviewed by Township staff for compliance with Township Code
6. Preparation of a standard Township Developer's Agreement
7. Parking ratios to be provided on the final plan set and shared parking agreement to be recorded with Allegheny County department of real estate
8. Parking stall #1 as shown on Sheet 2 of 9 to be removed to enhance the front buffer yard
9. Signs as shown on the submitted plan set to be submitted and reviewed separately for compliance

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

SUNSET RIDGE PRD

Mr. Kurpakus reported Riviera Land Partners, L.P. is proposing a 47 lot Planned Residential Development on a 54.5 acre parcel located along Pearce Mill Road. Access to the development will be from a single Township road connection to Pearce Mill Road. A pedestrian trail connection is proposed to link to the existing pedestrian trail to Pine Crest Manor. The plan proposes ½ acre minimum single family detached building lots, stormwater management, landscaping and pedestrian improvements. Tentative Approval was granted by the Township Board of Supervisors on December 7, 2015. There are minor outstanding items noted on the updated LSSE review letter dated 2/3/16.

The applicant engineer, Pat Cooper of Gateway Engineers stated this is a finalization of plan that was previously approved; and review comments have been addressed. Mr. Kurpakus stated two actions are required from the planning commission, approval of the Morelli land swap and final approval of the Sunset Ridge P.R.D.

Motion was made by Mr. Welter and seconded by Mr. Dennison to recommend the Board of Supervisors grant final approval of the Morelli and Riviera plan of lots with the following condition:

1. Compliance with the LSSE review letter dated 2/3/16

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

Motion was made by Mr. Welter and seconded by Mr. Olshavsky to recommend the Board of Supervisors grant final approval of the Sunset Ridge Planned Residential Development drawings CS, C061, C101, C111, C121, C131 through C134, C501 through C515, C520, C601 through C605, C701 through C703, L101, L601 dated 9/15 and revised 1/12/16 and prepared by Gateway Engineers and four Recording Plan Sheets dated 9/18/15 and prepared by Gateway Engineers with the following conditions:

1. Compliance with the tentative approval dated 12/7/15
2. Compliance with the LSSE review letter dated 2/3/16
3. Open Space adjoining Township property to be parceled as needed to separate stormwater facilities and dedicated to the Township of Pine for park purposes and indicated on the final recording plan
4. Preparation of a standard Township Developer's Agreement

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

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 9:43 p.m.