

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, April 11, 2016

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:04 p.m.

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

There were approximately 90 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 table the approval of the minutes of the March 14, 2016 Planning Commission meeting to firm up Mr. Welter's quotes from that meeting. The aye vote on the motion was unanimous with the exception of Mr. Dennison and Mrs. Evans who abstained as they were not in attendance at that meeting. Motion carried.

CLOVERDALE WOODS P.R.D.

Mr. Kurpakus reported Woods at Pine, L.P. is proposing a 25 lot planned residential development on 31.78 acres. The project assembles two properties located along Warrendale Road and Cloverdale Drive. Access to the development will be from a single Township road connection to an existing stub street in the Cloverdale Estates neighborhood. The plan proposes single family detached building lots, 12 of the lots are designated as patio home lots, patio homes have first floor master bedroom suites; stormwater management; landscaping and pedestrian improvements. There are minor outstanding items noted on the LSSE review letter dated April 4, 2016. There is one comment in the updated HRG letter dated April 4, 2016 confirming the requirement to remove vegetation and verify grading to increase sight distance. A revised EAC recommendation and a revised Parks and Recreation Commission recommendation are pending.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
April 11, 2016
Page 2

The applicant engineer, Steve Victor of Victor-Wetzel Associates stated the proposed plan is an alternative plan to the Woods of Pine presented a couple of months ago. Mr. Victor explained the Slade property has been excluded in this plan. Mr. Victor presented the slopes map and explained the top of the hill will be the prime developed area. He added the plan contains two zoning districts, S-1 and R-2. The proposed plan is to have a singular entrance from Cloverdale Drive, and will allow for future connection to the property to the west. Areas have been set aside as open space; and the existing house is to be saved and incorporated into the plan, its existing driveway will be cut off from Wallace Road. There will be 12 patio lots, 12 single family lots and the existing single family house. This plan has a reduced number of units. Mr. Victor added the developer is looking for preliminary plan recommendation. Mr. Hansen asked how many lots were on previous plan. Mr. Victor replied there were 40 lots, and that plan is on hold. Mr. Welter asked if the developer is asking for tentative approval. Mr. Victor replied yes, tentative is the same as preliminary.

Cathleen Graszl, 344 Cloverdale Drive, stated this is a nice plan, but is concerned about the construction near her home and the safety of young children in the plan. She asked if the cul-de-sac will connect to the Red Belt. Mr. Victor replied no, they have abandoned the Slade property and will not be able to make a connection. Mr. Hansen asked if Cloverdale Drive is the only access for construction. Mr. Kurpakus replied the developer may be able to use the private driveway; the developer's agreement can control the routes and times of construction.

Charles Heilmann, 536 Cloverdale Court, stated the 25 homes in the proposed development and the potential development of the Marra property will add traffic to Cloverdale Estates, Swinderman Road and Bradford Drive. He added seven homes on Bradford Drive are impacted as it is already used as a cut through. Having a new community with one access point will place an unfair burden on the residents of Cloverdale Estates. Mr. Welter asked where Bradford Drive is located. Mr. Victor showed where the road is located.

Mr. Welter asked why the plan was changed. Mr. Victor replied it was due to traffic and environmental impacts, this change will allow for a simple NPDES permit. Mr. Welter asked how much the homes will cost. Mr. Victor replied between \$350,000 and \$600,000.

Mr. Dennison asked if the stub road will be paved. Mr. Victor replied the future developer of the adjacent property will want to fill in the ravine, so the stub road will be shown as easements and right-of-ways subject to the township engineer's review. Mr. Dennison added the easement may need to be larger due to the elevation change. Mr. Hansen stated the developer needs to make it clear to potential buyers that it will be a thru street in the future.

Mr. McGeary asked why no recreation equipment was shown in the plan. Mr. Victor replied a fee in lieu is the better way to go since the residents of the community will have two different lifestyles, empty nesters and single families with large lots.

Mr. Dennison asked Mr. Victor to show him where are the 2:1 slopes they are requesting waivers for are located. Mr. Victor showed where the slopes are on the plan. Mr. Hansen asked Mr. Firek if the waivers for the slopes were acceptable and Mr. Firek replied they were.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
April 11, 2016
Page 3

Mr. Hansen asked if the developer planned to pay a fee in lieu of having sidewalks along Wallace Road. Mr. Victor replied no, sidewalks were not brought up previously. Mr. Firek stated item number 4 in the LSSE letter dated 4/4/16 addressed required sidewalks along all street frontages and no sidewalks had been provided along Wallace Road. Mr. Dennison stated there is a sidewalk on the other side of Wallace Road; and Mr. Kurpakus added the Spirit of Pine plan includes a sidewalk along Wallace Road. Mr. McGeary stated a fee in lieu could be paid, and Mr. Hansen agreed. Mr. Dennison asked what the sidewalk distance would be and Mr. Victor replied it would be approximately 1500 feet. Mr. Dennison stated the fee in lieu of sidewalks could be noted in the motion and they will reserve the discussion point for final approval.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend the Board of Supervisors grant a modification to Section 78.38B to allow 2:1 slopes to limit disturbance as shown on plan sheet 5. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend the Board of Supervisors grant a modification to Section 84-26G(1)(e) to allow a 40' width open space parcel with the following condition:

1. Recording plan to include an additional 40' conservation easement and bufferyard planting on lots adjoining the 40' open space buffer as shown on plan sheet 4.

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 Cloverdale Woods PRD drawings Cover and SHT-2 through SHT-9 dated 3/18/16 and prepared by Victor-Wetzel Associates with the following conditions:

1. Compliance with the LSSE review letter dated April 4, 2016, allowing a fee in lieu of sidewalks along Wallace Road to be paid
2. Compliance with the HRG review letter dated April 4, 2016
3. Compliance with the amended EAC recommendation. Final approval submission is to include a follow up review by the EAC committee.
4. Compliance with the Parks and Recreation Commission recommendation to provide payment in lieu of recreation facilities in the amount of \$1000 per lot. Final approval submission to include a follow up review by the Parks and Recreation committee.
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 50% of the patio home lots are to be served by a side entry garages
7. Road right-of-way and the grading easement for the construction of the cul-de-sac to be extended in the area of Lot 113 and Lot 115 to the undeveloped property to the west with paving provided to the greatest extent possible practical to the property line.

8. A 15' pedestrian easement fronting Wallace Road to be shown on the recording plan and payment in lieu of construction of the sidewalk to be provided

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

BROOKFIELD ESTATES CONDITIONAL USE APPROVAL AND SUBDIVISION

Mr. Kurpakus reported Swinderman Development, LLC is proposing a 60 unit mixed patio and carriage home development on three parcels totaling 17.15 acres located along Swinderman Road. A new Township cul-de-sac street is proposed to serve 50 lots with an additional 10 lots fronting Swinderman Road. Carriage and patio home development is a conditional use in the C-2 Zoning District. The project includes stormwater management, landscaping, and pedestrian improvements. A patio home development application was granted preliminary approval by the Board of Supervisors at their January 19, 2016 meeting. The plan has been re-submitted under a new application to incorporate the Knights of Columbus property. There are minor outstanding items noted on the LSSE review letter dated April 4, 2016 and the HRG traffic review from the previous submission. The application has been re-submitted to the EAC and the Parks and Recreation Committee for updated recommendations which are pending.

The applicant engineer, John Schleicher of Gibson-Thomas Engineering stated the plan has been presented before and will highlight the changes made. The addition of the Knights of Columbus property will increase the total size to 17.5 acres. The density is the same as the previous plan, 60 lots having carriage and patio homes are proposed. Patio and carriage homes are a conditional use in the C-2 zoning district. The property is also within the TCDO overlay and greenway districts. The additional acreage allows a new road access through the Knights of Columbus property to Swinderman Road. There will be less environmental impact, and the developer is agreeable to the previous conditions given by the Board of Supervisors preliminary approval. A two tier stormwater facility is proposed as to not affect the hydrology of the existing wetland area, and to give it character a water feature like a waterfall will be incorporated. Mr. Hansen asked if the water feature will be part of the stormwater facility. Mr. Schleicher replied the waterfall will be decorative and located upgrade from the stormwater facility.

Mr. Schleicher explained they have wrapped the walking trail along the wetland perimeter and in the wetland setback, if approved by the planning commission. He added they have exceeded the tree mitigation requirements, and the sidewalk will be extended to Wallace Road. In addition they have received the LSSE review and the EAC and Parks and Recreation recommendations.

Robert Dunn, 205 Briar Hill Court stated he is speaking as a concerned homeowner and the precious greenspace in the township is disappearing because of development.

Troy Baer, 207 Briar Hill Court stated the development warranted a rebuke six months ago because of the wetlands, and asked why a new plan is being presented; a carriage home development, not patio homes was approved by the Board of Supervisors. Mr. Hansen replied the township cannot deny a property owner the right to develop his property. Mr. Baer asked if the proposed plan encroached on the wetlands and if an independent analysis could be done. Mr. Dennison replied the original denial was based on the property lines of the lots encroaching within 50' of the wetlands, the developer fixed property lines and it was approved. Mr. Baer stated there

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
April 11, 2016
Page 5

will be flooding downstream if we continue to develop wetlands and green spaces. Someone should be concerned about potential flooding downstream.

Robert Hutchinson, 150 Tanglewood Drive, representing the Tanglewood homeowners' association stated he has spoken with homeowners and the developer, and there needs to be good tree mitigation between the two developments.

Travis Coulter, 539 Cloverdale Court, stated he was speaking on behalf of Cloverdale Estates and questioned the recent approval of single entrance plans, after requiring two entrances for the Marra property plan. Mr. Hansen replied single entrance plans are approved if they meet Code. Mr. Coulter asked if the Board of Supervisors is responsible for interconnectivity and stated the proposed plan should be connected to Tanglewood for consistency, and added there has been too much inconsistency in the approval of plans. Mr. Hansen stated Code says plans having over 50 homes need two entrances, and that is why this plan only needs one entrance. Mr. Dennison stated the issue with the Marra property plan was an extended cul-de-sac having over 50 homes so a second entrance was needed and stated the planning commission has provided consistent recommendations related to this Code provision.

Damon Anderson, 432 Cloverdale Drive, questioned why the total number of homes wasn't 60, and asked if the homes along Swinderman Road are not counted. Mr. Dennison replied the number of homes along the proposed cul-de-sac street is used to determine if a second entrance is needed.

Mrs. Evans stated the new plan has less parking than the previous plan and the properties abutting Swinderman Road don't have additional parking. Mr. Schleicher replied they have incorporated private parking spaces and various areas of parallel parking per comments from the Board of Supervisors. In response to Mr. Hutchinson's comment Mr. Schleicher stated they will preserve the existing woods and add double lines of evergreens on 4' mounds, which will be maintained as a permanent conservation easement adjoining Tanglewood.

Mr. Dennison stated one of the waiver requests is for encroachment of a wetland for a trail, and asked Mr. Schleicher to show where trail is located. Mr. Schleicher indicated where the trail is proposed. Mr. Dennison asked if the trail would be within 50' of the wetland in certain areas only. Mr. Schleicher replied yes, the location of the trail would depend on the landscape and topography. Mr. Dennison asked if the trail would be constructed with mulch. Mr. Schleicher replied that they would be flexible and it could be limestone chips, wood chips or asphalt. Mr. Dennison stated any encroachment on the wetland buffer should be as low impact as possible. If the plan is approved this needs to be followed up on with Township staff and should be consistent. Mr. Welter stated he has the same concerns as Mr. Dennison.

Charles Heilmann, 536 Cloverdale Court asked about sight distances. Mr. Schleicher replied sight distances have been reviewed for all three access points and added a lot of brush will be cleared along the roadway increasing sight distance along the entire front of the development. Mr. Anderson stated Swinderman Road is a steeper road and is used a lot, increased traffic from new businesses and the development will make it dangerous for the people living in the new development.

Mr. Hansen stated in the last approval the buffer to the Tanglewood open space shall include a minimum of 4' high moundings.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
April 11, 2016
Page 6

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

1. Building elevations 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. The 50' wetland setback to be a recorded conservation easement on the subdivision plan.
3. 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.

Motion was made by Mr. Welter and seconded by Mr. Dennison 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. Welter 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 as shown on the submitted plan set for the construction of utilities, roadways and the installation of landscaping and walking trail. 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 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. Welter and seconded by Mrs. Evans to recommend the Board of Supervisors grant preliminary and final approval of the Brookfield Estates Subdivision plan drawings Cover, EX-1, RP-1, LD-1, CP-1, CP-2, CP-3, LP-1 and REC-1 dated March 18, 2016 and prepared by Gibson-Thomas Engineering and drawings SWM-1 through SWM-6 dated August 25, 2015, revised March 15, 2016 and prepared by Gibson-Thomas Engineering with the following conditions:

1. Compliance with the LSSE review letter dated April 4, 2016.
2. 50' rear building line setback and conservation easements for the required bufferyards to be provided on the final recording plan for the carriage home lots.
3. Compliance with the EAC recommendation dated 9/8/15 or any subsequent updated review submitted for Board of Supervisor approval.
4. Compliance with the Parks and Recreation Recommendation dated 9/8/15 or any subsequent updated review submitted for Board of Supervisor approval.
5. Compliance with all conditions of the Conditional Use Approval.

6. Stormwater maintenance responsibilities to be noted on the final recording plan.
7. Preparation of a standard Township Developer's Agreement.

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

LAUREL GROVE CONDITIONAL USE APPROVAL AND SUBDIVISION

Mr. Kurpakus reported Cavalier Land Partners, L.P. is proposing the construction of a 244 unit mixed residential development. The development is proposed in 2 phases and will include: 34 single family lots, 56 patio home lots, and 154 townhomes. The project includes the construction of a community club house, pool and mini parks to meet the Parks and Recreation requirements. Landscaping, stormwater management and pedestrian improvements are proposed. Townhome and single family dwellings are a permitted use for the R-3 district. The proposed patio homes require conditional use approval subject to section 84-74 of Township Code. There are a number of outstanding items noted on the LSSE review letter dated April 4, 2016. There are minor outstanding items noted on the HRG review letter dated April 4, 2016. The EAC and Parks and Recreation written recommendations are pending.

The applicant, Marty Gillespie of Cavalier Land Partners, LP stated they are presenting the proposed plan for the first time. The development contains 85 acres, directly across from the high school, has frontage on Warrendale Road and Babcock Boulevard, and borders the Treesdale and Lake Macleod neighborhoods. He added they have met with the Township and PennDOT numerous times to receive as much input as possible. The property is zoned R-3 and will be developed to minimize disturbance. Mr. Gillespie presented the definition of R-3 from Code and stated the property's zoning district is one of the guiding factors for its development.

Mr. Gillespie explained the size of the plan allows great connectivity with no cul-de-sacs. The development will have two convenient access points located far from each other, and the street design should prevent it from being a cut through. The development will have a pool with a clubhouse for residents only at the second entrance. A walking trail will be in the undeveloped area, 32% of the development will be undisturbed. The development will contain 244 homes, significantly less than what is allowed under Code, they could have proposed apartments and townhomes. Mr. Gillespie added the proposed plan does a nice job with connectivity and product type. Mr. Gillespie presented pictures of home types and illustrated how townhomes and single-family are in same neighborhood.

Mr. Gillespie explained the trail along Warrendale Road and Babcock Boulevard will be asphalt, and the surface of the walking trail is to be determined. Mr. Gillespie stated PennDOT and the Township engineer have reviewed the proposed entrances, and the existing traffic signal will be re-signalized. Mr. Gillespie stated there are two written modification requests including allowing 2:1 slopes to limit disturbance and construction of a private street to serve greater than 3 lots. Mr. Olshavsky asked Mr. Gillespie to clarify what buildings were townhomes on the presented slide.

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

Vincent Zappa, 7006 Oak Park Drive asked if the developer is planning to use the traffic signal at the high school only, or if will there be another signal on Babcock Boulevard. Michael Andrewsh, a traffic engineer with David E. Wooster and Associates replied the best access is to use the existing traffic signal, he added that he did the improvements for the high school addition and is familiar with the job. Mr. Andrewsh stated the entrance on Babcock Boulevard does not warrant a signal, but does include a left turn lane. Mr. Zappa replied there is a significant stacking problem in the morning, and it will be a nightmare in the morning with the addition of 244 homes. He added safety and emergency vehicles must be taken into consideration.

Christine Misback, 7019 Oak Park Drive explained motorists coming from the direction of the Oak Park neighborhood down Warrendale Road and right into high school use the shoulder to extend the turn lane. The increased stacking of the traffic and a telephone pole that was not moved when the traffic signal was installed pose as a safety issue.

Jonathan Iams, 546 Macleod Drive stated he is on the homeowners' association board of directors and is concerned about the impact to their lake. He added any time development happens the Lake Macleod watershed gets silt. Mr. Iams stated \$40,000-\$50,000 has been spent on removing silt. The Lake Macleod homeowners are responsible for the dam, lake, and detention pond. The new development will have a huge impact to the Lake Macleod neighborhood, including sediment in the lake and increased traffic. Mr. Iams added even if the development meets DEP requirements, the homeowners will have to dredge the pond, which they experienced during the high school's development. Mr. Iams stated the Lake Macleod side does not have a lot of buffer zone and the trees are on the Lake Macleod property. Lake Macleod residents bought their homes to have a buffer zone. Mr. Iams added he is also concerned about traffic because his neighborhood is already used as a cut through, and 244 homes will detrimentally impact the situation.

Jack Donahue, 548 Macleod Drive stated he is concerned about chemicals on the lawns running into lake. Mr. Donahue added the greenspace around Lake Macleod will need to be policed as the new development will encourage people to access the Lake Macleod property.

Sherwood Johnson, 549 Macleod Drive stated the proposed buffer is minimal. He added he is concerned about the lake quality. Mr. Johnson explained a wetland is upstream of the lake and once damaged it cannot be replaced. Mr. Johnson stated he would like to see a plan upfront to fix any problems with the wetland. Mr. Johnson added the Lake Macleod neighborhood is a cut through for high school students who speed and run stop signs and this will happen in this neighborhood, too.

Daniel Faust, 911 Black Oak Court asked who will be building the homes. Mr. Gillespie replied the builder has not been determined. Mr. Faust added that concerns him and should concern everyone else.

Mr. Faust questioned why no traffic signal will be at the entrance onto Babcock Boulevard, and asked how long the turn lane will be. Mr. Andrewsh replied it will be 75' long. Mr. Faust stated there is a blind curve and motorists should not be able to turn right on red out of the development. Mr. Andrewsh replied the decision would be PennDOT's, both roads are state roads. Mr. Faust asked if the development would be like Venango Trails or Summerset at Frick. Mr. Gillespie replied it will be similar to Summerset at Frick, but not as dense as Venango Trails. Mr. Gillespie added this property has been zoned R-3 to encourage different housing types and higher density.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
April 11, 2016
Page 9

Mr. Gillespie stated they have looked at the market and have determined what is needed. They have met with the Township 6-10 times, and the proposed design is a culmination of looking at the market and what is permitted. Mr. Gillespie added the property will be developed, the question is will it be developed correctly? Mr. Faust replied people will expect to have large lots.

Susie Donahue, 548 Macleod Drive asked what the price of the homes will be. Mr. Gillespie replied the single family homes will be in the low \$500,000's to \$750,000, the villas in the low \$400,000's to \$550,000, the carriage homes will range from \$350,000 to \$450,000 and the townhomes will be priced between \$290,000 and \$350,000.

Mrs. Donahue asked when the property was zoned R-3. Mr. Dennison replied approximately 20 years ago. Mrs. Donahue stated Treesdale had just started to be developed and Lake Macleod was not even proposed at that time, and asked if the zoning could be appealed. She added the impact on traffic and water should be explored. Mrs. Donahue asked about the trees that have been marked on the property. Grant Shiring of PVE Sheffler, LLC the applicant engineer replied they have been marking trees for the EAC to identify trees to be saved and mitigated. Mrs. Donahue stated that clearing the trees will create a path through her yard to the boathouse, she does not want the responsibility of people coming into the boathouse.

Andrew Golembeski, 7025 Oak Park Drive asked how a development works with the school district. Mr. Hansen replied the school district is aware of new development. Mr. Kurpakus added the township notifies the school district about approved plans, and the school district accounts for growth independent of the Township.

Pete Goutmann, 208 MacFadden Drive stated he anticipates a different problem as his house sits 20-40' over the elevation of the proposed plan, and asked what the lighting plan for the high density area will be. Mr. Gillespie replied it will be residential lighting, and told Mr. Goutmann he may see housing and lamp posts. Mr. Goutmann asked if there will be streetlights. Mr. Gillespie replied if there are streetlights they will be typical residential streetlights.

Mr. Goutmann asked if the open space will be wooded or grass. Mr. Gillespie replied it will be wooded, they will preserve as many trees as possible as the township ordinance encourages keeping trees.

Mr. Johnson asked about the stormwater facility. Mr. Gillespie replied the stormwater facility will be in the back. Mr. Johnson stated he is concerned about the wetlands, potential overflow of the stormwater facility and more clearing of the potential buffer.

Donna Stephenson, 912 Black Oak Court asked what kind of development will be across the road on Babcock Boulevard. Mr. Kurpakus replied it is mixed zoning, mostly B-1 the rural business district, not R-3.

John Herron, 551 Macleod Drive stated the Lake Macleod homeowners' association controls fertilization in the development because of the lake. He asked when the problems with the engineering report will be fixed. Mr. Gillespie replied it will be done as soon as possible and re-submitted for the township engineer to review.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
April 11, 2016
Page 10

Mrs. Donahue asked what will happen now. Mr. Hansen replied the planning commission will talk with the developer; the plan may be tabled since the EAC & Parks and Recreation reports are not completed, but it will be voted on eventually, and the planning commission will vote to recommend approval or denial to the Board of Supervisors. Residents will be able to make comments to the Board of Supervisors as well. Mr. Dennison added there will also be a conditional use hearing for the carriage home part of plan; it may be simultaneous but will be separate.

Mr. Olshavsky asked if there will be a crosswalk at the intersection with the high school. Mr. Gillespie replied it is something they can do. Mr. Andrewsh added the crosswalk is shown on the preliminary plan and they will probably be required by PennDOT to connect.

Mr. Olshavsky asked how the townhomes would differ. Mr. Gillespie replied the townhomes with first floor master suites would appeal to empty nesters and townhomes with second floor masters would be purchased by families.

Mr. Dennison stated motorists would find the paths of least resistance to avoid the traffic signal, many will use the connection from Babcock Boulevard since there will not be a traffic signal on Babcock Boulevard. Mr. Gillespie replied there will be motorists who cut through, but it may not be worth it. Mr. Dennison added there will be no speed humps, but stop signs will be at the intersections.

Mr. Dennison asked if the private drives will be maintained by the homeowners' association. Mr. Gillespie replied the townhomes will be maintenance free and the private drives will be plowed by the homeowners' association. Mr. Shiring replied the private roads are to be maintained by the homeowners' association. Mr. Dennison asked about the driveways for the units next to Babcock Boulevard. Mr. Gillespie replied they will have 2 car garages with individual driveways. Mr. Shiring added the front façades will be against the street to create a traditional streetscape.

Mr. Dennison stated this type of development is popular in other parts of country and is a nice addition because of the mixture of units, and it respects the neighboring developments. Mr. Dennison added it lacks an aggressive buffer and a conservation easement is needed to preserve more vegetation. Mr. Gillespie asked how much buffer is required by Code. Mr. Kurpakus replied 40'. Mr. Gillespie replied having a conservation easement would depend on the grading. Mr. Dennison stated the conservation easement would run through the backyards of the lots at the top of the development and future homeowners would not be able to remove the trees. Mr. Gillespie agreed people like trees and it would be easier to sell the lots. Mr. Hansen added trees in the open space need to be maintained.

Mr. Lombardo asked if the crosswalk meets the sidewalk on the school's property. Mr. Kurpakus replied there are ADA ramps and an existing sidewalk on the school property. Mr. Andrewsh stated pedestrians will cross at the ramp and signal, and an easement will be needed from the school district. Mr. Andrewsh added it would be shared use.

Mr. Lombardo stated he would like to give the history behind the R-3 zoning. The gas station and convenience store have been there for approximately 75 years, and to ease impact of the commercial area the township planners at that time made it R-3 to transition to the lower density residential areas.

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
April 11, 2016
Page 11

Mrs. Evans asked if the sidewalk shown along Babcock Boulevard and Warrendale Road is in lieu of what would normally be required. Mr. Gillespie replied they could put the sidewalk wherever the township deemed best use. He added they would like to have trees and moundings because the land along the road is flat and the sidewalk would be among the trees and moundings. Mrs. Evans replied that it looks like the sidewalk goes into the woods on the two ends of the development. Mr. Shiring replied pedestrians will be more comfortable walking not so close to road, but it can be changed.

Mr. Hansen stated the planning commission's job is to see if the proposed plan complies with Code, not to evaluate if the zoning district should be R-3. He added he likes the development in general, specifically the walkways and layouts. Mr. Hansen stated the traffic study is a unique situation because of the high school and the two peak times a day, and asked how it was considered. Mr. Andrewsh replied the traffic count was done during a peak hour, using school counts and adding future development counts. He added the development will not impact existing conditions with the improvements proposed. They may need to change the traffic signal timings, and coordinate the signals on Babcock Boulevard and Warrendale Road.

Mr. Hansen asked Mr. Firek if anything could be done to minimize stormwater runoff to Lake Macleod. Mr. Firek replied Township requirements are up to date with the new MS4 requirements, which are more restrictive, but there is no current testing requirement for nitrates. Mr. Hansen asked if a requirement to test for nitrates or anything above and beyond meeting requirements for general runoff could be added. Mr. Firek added ponds need to be maintained on a yearly basis per DEP MS4 requirements. Mr. Kurpakus stated the Township requires bonding and the DEP will not release the permit until a final inspection. He added bonding will be in place if something fails. Mr. Hansen replied the developer must meet buffer and stormwater requirements but questioned if there is more they can do to minimize runoff. Mr. Johnson asked if the amount of phosphate in fertilizers used could be regulated and if a bond for dredging the detention pond could be established.

Mr. Hansen stated the trail is a great idea but restricting access to boathouse cannot be regulated at the township level. Mrs. Donahue asked if the trail could be brought in so the buffer is thicker, Mr. Gillespie replied it could be done.

Mr. Hansen stated the EAC and Parks and Recreation have not provided reports so a decision cannot be made tonight. Mr. Gillespie replied they are here to discuss the proposed plan and get feedback. They will meet with the EAC and Parks and Recreation. Parks and Recreation have requested more detail for the clubhouse and walking trails.

Motion was made by Mr. Dennison and seconded by Mrs. Evans to table the conditional use approval application to address outstanding comments and complete the EAC and Parks and Recreation reviews. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Dennison and seconded by Mr. Lombardo to table the preliminary subdivision approval application to allow the applicant to address outstanding comments and complete the Parks and EAC reviews. The aye vote on the motion was unanimous. Motion carried.

VILLAGE AT PINE LOT 443 REVISED SUBDIVISION

Mr. Kurpakus reported the purpose of the application is to modify the individual lots lines for building 443 having five 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.

Motion was made by Mr. Lombardo and seconded by Mr. Dennison to recommend the Board of Supervisors grant preliminary and final approval of the Village at Pine Lot 443 revised plan drawing 1 of 1 dated March 14, 2016 and prepared by Sperdute Land Surveying. The aye vote on the motion was unanimous with the exception of Mr. McGeary as he excused himself from the meeting from 9:15 until 9:22 pm. Motion carried.

MAPLE ROW LAND DEVELOPMENT

Mr. Kurpakus stated the developer is proposing the construction of a 6,480 square foot mixed use commercial building with additional parking and stormwater management at 11360 Perry Highway. The site currently has an existing 5000 square foot commercial office building used by the UPMC Urgent Care. The site is accessed from two existing curb cuts serving the property as well as cross access from the property to the south. The proposed use of the building has been reviewed as mixed office and retail uses. There are minor outstanding items noted on the LSSE review letter dated April 4, 2016.

The applicant engineer, Donald Trant of Trant Corporation stated the developer is proposing a 6480 square foot building. They will not be adjusting the accesses out front, although they are two separate parcels, they share driveways. The building will be 240 to 330 feet away from the neighboring houses, and 13.5' and 18.5' away from the berm. Stormwater control will tie into an existing system. The parking lot will be re-stripped.

Christopher Eyerman, 140 Brown Road stated his biggest concern is the project should uphold landscaping and buffer per Code. He added that he has a direct line of sight to Route 19 from his home and asks the requirements for landscaping and buffer to be upheld. He added Township Code calls for a 40' bufferyard and requires a high density of plantings. Mr. Eyerman stated he wants the barrier back to Code, with a high density of trees high on the berm.

Mr. Hansen asked if the berm has a steep grade. Mr. Trant replied yes, but the majority of top of berm is not on their property, they will put trees on the slopes. Mr. Eyerman stated trees were taken down on the tops of the berms. Mr. Kurpakus stated the LSSE letter addresses the buffer as an outstanding comment.

Brian McKay, 301 South Chapel Drive stated he has planted pine trees on the top of berm. Mr. McKay questioned the labeling of utilities on the plan drawing. Mr. Trant explained an original approval for a building was never built, and showed where utilities are to be extended. Mr. McKay stated the paving in the parking lot will need to be replaced. Mr. McKay stated there is no access along the Starbucks building and there should be a 10' buffer between the properties. Mr. Trant replied it is an existing condition. Mr. McKay questioned the width of the access and Mr. Trant replied it is angled parking, and one-way so it can be narrower. Mr. McKay questioned how a fire truck could enter the area and how pedestrians could walk to the building. Mr. McKay

TOWNSHIP OF PINE PLANNING COMMISSION
MEETING MINUTES
April 11, 2016
Page 13

questioned the width of the bufferyards between the commercial and residential properties. Mr. McKay commented on the area that shows parking and delivery together, and stated he is concerned about vehicles going into the buffer. Mr. McKay asked how parking would be handled if the parcel was sold.

Mrs. Evans asked if it will be a one tenant building. Mr. Trant replied there will be five potential storerooms. Mrs. Evans asked if there will be a dumpster. Mr. Trant replied the tenants of the new building will use the dumpster utilized by everyone on the property. Mrs. Evans asked if there will be doors in the back of the building. Mr. Trant replied no, in the front only.

Mr. McKay asked how motorists would go southbound onto Route 19. Mr. Trant showed the access on the drawing and Mr. McKay replied a median would prohibit it. Mr. Lombardo stated access is possible through the Baierl property which Baierl allows them to use.

Mr. McGeary asked if there is a list of building materials. Mr. Trant replied they will be similar to what is there. Mr. McGeary asked who the tenants would be. Mr. Trant replied they would be retail and office.

Mr. Dennison asked for verification of bufferyard requirement. Mr. Firek replied it is a minimum of 30'. Mr. Dennison stated building size could be reduced to allow room for additional plantings. Mr. Hansen replied the north side only needs a 10' bufferyard. Mr. Dennison stated the building could shift north and retain or reduce its size less.

Mr. Dennison stated ingress and egress is an issue and asked if there was a trip generation report. Mr. Kurpakus replied it is in the packet and gave a copy to Mr. Trant. Mr. Trant stated pm was the peak time and there were six trips made for retail and eight for office. Mr. Dennison added the amount is not significant; it just exacerbates an existing problem. Mr. Dennison asked if anything could be done to improve traffic flow. Mr. Trant replied not without affecting parking. Mr. Dennison added that not much can be done with ingress and egress and stated the township cannot stop development just because there will be extra trips.

Mr. Welter stated he visited the site today and is concerned about traffic flow. He asked if traffic traveled in two directions next to the UPMC building. Mr. Trant replied it was one way. Mr. Welter asked about the cross access easement with Baierl. Mr. Trant replied he does not know the width of the access, but it does not allow a left turn anyway. Mr. Welter stated it is very difficult to turn from Starbucks and traffic flow should be looked at again.

Mr. Hansen stated he does not know how it will work in terms of traffic flow, some work needs to be done. Mr. McGeary stated they need to see a drawing of the building. Mr. Dennison added they need to reconfigure the building, landscaping and building materials.

Motion was made by Mr. Dennison and seconded by Mr. Lombardo to table the Maple Row land development plan. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Mr. Lombardo and seconded by Mr. McGeary to adjourn the meeting. The aye vote on the motion was unanimous. Motion carried. The meeting adjourned at 9:47 p.m.