

## MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, June 13, 2016

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:01 p.m.

Members in attendance were: Michael Hansen, Chair; Joel Dennison, Vice Chair; Steve Olshavsky; Garrin Welter; Jeffrey McGeary; 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 5 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. Dennison and seconded by Mr. McGeary to approve the minutes of the May 9, 2016 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.

### MAPLE ROW LAND DEVELOPMENT

Mr. Kurpakus stated Gigliotti Holdings is proposing the construction of a 5,700 square foot mixed use commercial building with additional parking, stormwater management and bufferyard landscaping at 11360 Perry Highway. The site currently has an existing 5,000 square foot commercial office building used by the UPMC Urgent Care. The Planning Commission recommended denial of a previous submission due to shared parking and access with the Starbucks parcel. The plan has been revised to include a two way vehicle access at the North side of the property. 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 6/3/16.

The applicant engineer, Donald Trant of Trant Corporation stated a lot of discussion at the last planning commission meeting centered on the site having only one way in. Mr. Trant stated the 20' wide drive aisle will have 2-way access. Mr. Trant added they are asking for a 2' modification request for the drive aisle as they only have 20' to work with. Mr. Trant stated the Township standard for a road carpath is 10'.

Mr. Olshavsky asked if the bollard would be removed. Mr. Trant replied one parking stall would be removed and the bollard would be moved. Mr. Trant added the site already has other bollards.

Mr. Welter thanked Mr. Trant for the revisions made to the plan and added it is a tough site to work with. Mr. Welter asked if the Baierl property encroaches onto the site. Mr. Trant replied

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that it does from a grading standpoint. Mr. Welter asked if a retaining mechanism will be needed. Mr. Trant replied there is an existing buffer, and it should work out. Mr. Welter stated it would work better if they had 24'.

Mr. Dennison asked if the drive aisle would be marked as 2-way with painted arrows. Mr. Trant replied yes.

Mrs. Evans asked about the sight distances onto Route 19. Mr. Trant replied there are no obstructions and motorists will be able to see.

Mr. Hansen asked what type of retail businesses will be in the building. Mr. Trant replied it could be service shops or a few small retail shops rather than one large one. Mr. Hansen stated there is no room for error; the driveway extends from the edge of building to the property line. Township staff will need to police that it stays at 20' wide.

Mr. Dennison stated the requested waivers are not needed; he explained the drive aisle is a driveway since there will be no parking on either side and a loading zone is not required.

Motion was made by Mr. Dennison and seconded by Mr. Olshavsky to recommend the Board of Supervisors grant preliminary and final approval of the Maple Row land development plan drawings C602 and C603 dated 3/22/16 and prepared by Trant Corporation, Cover, C101-103, C301, C302, C601 and L101 dated 3/22/16 and revised 4/29/16 and prepared by Trant Corporation and Elevation Drawing with the following conditions:

1. Compliance with the LSSE review letter dated June 3, 2016
2. Building materials to be reviewed by Township staff for compliance with Township Code
3. Preparation of a standard Township Developer's Agreement

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

#### MEYER PROPERTY SUBDIVISION

Mr. Kurpakus stated Miller Drive Development is proposing a 2 lot residential subdivision of property located at 130 Marrwood Lane. The purpose of the subdivision is to incorporate the former Meyer property within the Marra property subdivision. The plan submitted includes modification to lots 1 through 6 of the Marra plan to allow for the extension of the sanitary sewer line to serve the adjacent residential properties. No additional modifications are proposed to the Marra property subdivision. There are minor outstanding items noted in the LSSE review letter dated 6/3/16 including a grading easement with Cloverdale.

The applicant engineer Doug Tait of Tait Engineering stated the parcel was purchased after the approval of the Marra subdivision. Mr. Tait added the reason for inclusion of lots 1-6 of the Marra subdivision is by combining the area if makes for better lots.

Mr. McGeary asked if the parcel will be incorporated into the Marra subdivision. Mr. Tait replied that it could be.

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Michael Christel, 556 Cloverdale Court stated he is concerned the grading is creating a cliff and the tree line has been removed. Mr. Christel stated he would like to have the tree line reestablished for a natural screen with a double row of spruce trees. He added a natural screen already exists around the rest of the Marra property. Mr. Christel stated he has spoken with the developer and has agreed to give them a temporary grading easement and in exchange he would like the developer to provide a natural screen in his backyard.

Mr. Hansen stated planting a double row of spruce trees could be made part of approval. Mr. Christel replied he does not like the cliff that was created along the property line. Mr. Kurpakus stated the developer Matt Moritz indicated in an email the grading will be at a 2:1 slope.

Mr. Christel stated he would like the conservation easement to include lots 201 and 202 and a 20' row of spruce trees planted in the easement. Mr. Dennison asked if there is a conservation easement. Mr. Kurpakus replied there is a conservation easement in the Marra subdivision. Mr. Dennison stated if a conservation easement is shown on lots 201 and 202 whatever is planted within it cannot be disturbed.

Mr. Tait asked if Mr. Christel wants a conservation easement and planting of a double row of spruce trees within the easement. Mr. Christel replied he did. Mr. Tait explained grading needs to be done and then the trees will be planted. Mr. Moritz added it will be a double row of spruce trees along a specific portion of Mr. Christel's property. Mr. Christel agreed and showed where trees should be planted per Exhibit A.

Motion was made by Mr. Dennison and seconded by Mr. Welter to recommend the Board of Supervisors grant preliminary and final approval of the Meyer subdivision drawings Sheet 1 of 2 and Sheet 2 of 2 dated 5/10/16 and prepared by Tait Engineering and Exhibit A with the following conditions:

1. Compliance with the LSSE review letter dated June 3, 2016
2. Bufferyard, street tree and minimum landscaping to be provided to Township Code and consistent with all the Marra property subdivision approval conditions which includes a 40' conservation easement at the back of lots 201 and 202, along with planting a double row of spruce trees in the buffer area per Exhibit A.
3. Preparation of an amendment to the Marra Property subdivision developer's agreement to include lots 201 and 202 for the Meyer property subdivision.

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

VILLAGE AT PINE LOTS 441 AND 442 SUBDIVISION

Mr. Kurpakus reported the purpose of the application is to modify the individual lots lines for lots 441 and 442 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. There are no outstanding items noted on the LSSE review.

Motion was made by Mr. Welter and seconded by Mr. Dennison to recommend the Board of Supervisors grant preliminary and final approval of the Village at Pine Lots 441 & 442 Subdivision

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Plan drawing 1 of 1 dated 5/16/16 and prepared by Sperdute Land Surveying. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Mr. Dennison and seconded by Mr. Welter to adjourn the meeting. The aye vote on the motion was unanimous. Motion carried. The meeting adjourned at 7:26 p.m.