

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, January 8, 2018

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; Garrin Welter; John Lombardo; and Renee Evans. Also present were Larry Kurpakus, Director of Code Administration and Land Development; and Dave Kovac, Lennon, Smith, Souleret Engineering, Inc. (LSSE).

There were approximately 50 visitors present.

PLEDGE OF ALLEGIANCE

REORGANIZATION OF THE PLANNING COMMISSION FOR 2018

Mr. Hansen explained that the Planning Commission is a recommending body and all approvals must be received from the Board of Supervisors.

Mr. Hansen explained some of the members of Planning Commission are not present at tonight's meeting so reorganization of the Planning Commission for 2018 will be acted on at the February 12, 2017 Planning Commission meeting.

MINUTES

Mr. Hansen explained a quorum of Planning Commission members who attended the December 11, 2017 meeting is not present at tonight's meeting so the minutes from that meeting will be approved at the February 12, 2017 Planning Commission meeting.

OLD BUSINESS

LAUREL GROVE PHASE II FINAL APPROVAL REQUEST

Mr. Hansen explained the developer has requested the application to be tabled.

Motion was made by Mr. Welter and seconded by Mrs. Evans to table the Laurel Grove Phase II Final Approval Request to be rescheduled at the February meeting. The aye vote on the motion was unanimous. Motion carried.

NEW BUSINESS

NORRIS SUBDIVISION PLAN

Mr. Kurpakus reported James Norris is the owner of property at 3475 Palomino Drive and is proposing a lot line modification with the neighboring property located at 3473 Palomino Drive. The revised lots will remain compliant with all Code requirements for the E-1 Zoning district and no waivers are requested. There are minor outstanding comments noted on the LSSE 12/29/17 review letter. Mr. Norris stated he plans to purchase a 50' strip of land from his neighbor.

Motion was made by Mr. Welter and seconded by Mr. Lombardo to recommend the Board of Supervisors grant preliminary and final approval of the Norris plan, sheet 1 of 1 prepared by Tait Engineering, Inc. and dated November 8, 2017 with the following conditions:

1. Compliance with the LSSE review letter dated December 29, 2017

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

AHN WEXFORD HOSPITAL CONDITIONAL USE APPROVAL

Mr. Kurpakus reported Wexford Medical Mall LLC is requesting two conditional use approvals. He added building height increase and free-standing parking lot uses require conditional use approval per Sections §84-137 & §84-41 of the Township Code. A land development application will be required under separate application and will be submitted later.

Dusty Elias Kirk, of Reed Smith LLP, introduced several associates including Dr. Michael Farrell, Allegheny Health Network; Gregory Stackel, HKS Architects; and Sean Donnelly and Mike Haberman, Gateway Engineers.

Dr. Farrell stated he has been part of the community for 30 plus years and more and better access to medical facilities needs to be available to the members of the community. Dr. Farrell explained that when the Health and Wellness Pavilion was originally built it was their intention to build a hospital when it became necessary. Dr. Farrell stated 30% of the 215,000 people in the Wexford area are Highmark members. He explained doctors are presently competing for space and more space will be needed as Highmark members will not have access to UPMC facilities. Dr. Farrell stated the proposed 160-180 bed hospital will be state of the art, more convenient, effective and affordable, and it will bring 500 new jobs to the area.

Ms. Kirk explained Code permits the proposed use, but tonight they are here for two conditional use requests; increased height, the architect will explain and a surface parking lot having 160-165 spaces.

Gregory Stackel, HKS Architects, gave a brief overview of the site, showing the proposed location to be between Perry Highway and the Health & Wellness Pavilion. The parking garage will be located to the south of the pavilion. Mr. Stackel added it will fit in with the commercial nature of Perry Highway. Mr. Stackel showed the diagnostic and treatment areas, patient towers, and the setback for and where additional height would be located.

Mr. Stackel explained the proposed hospital will be connected to the existing pavilion at the first floor. Mr. Stackel stated the main reason they are asking for conditional use for the building height is hospitals have more duct work requiring taller ceiling heights.

Mr. Stackel stated they have performed view studies; shadow studies, adding the shadows are contained within the site; and are in the process of performing photometric and lighting studies and calculations. Mr. Stackel reported they have had meetings with Township staff and have developed a fire department access diagram analyzing the main areas of fire access, adding it will conform to what the Township currently has.

Sean Donnelly, Gateway Engineers, gave a summary of the freestanding 160 space surface parking lot located at the corner of Wallace Road Extension and Copperleaf Court, having

access on the Copperleaf Court side and a proposed landscape buffer that will meet Township requirements. Mr. Donnelly added they are working through the photometrics on the lighting plan.

Danielle Gollick, 151 Manor Road, asked about the use of a helicopter and added her house is near the proposed site.

Michael Greenberg, 225 Guckert Lane (Marshall Township), stated he was asking on behalf of the room and inquired if traffic studies have been done. Mr. Hansen replied this is the initial stage and the planning commission is looking at conditional use only; land development review will follow the conditional use hearing under separate application. Helicopters and traffic will be addressed later during land development review. Ms. Kirk replied the proposed hospital will have a helistop, there will be no refueling at this site. Ms. Kirk added a helistop is permitted per Code, and they have consulted with a helicopter expert concerning noise and the route. Having access to a helicopter is important to take patients to another trauma center. Dr. Farrell added it will be no different than most hospitals, it is for the best interest of patients to be flown into the city, if needed. Ms. Kirk stated they will have more information when they return, adding helicopters will not fly over homes.

Mike Haberman, Gateway Engineers, stated it is the responsibility of developer to study and mitigate traffic. He added they will have to meet Township and PennDOT standards. Mr. Haberman reported they have met with HRG and Township staff and are currently working on the traffic studies.

Jeffrey Romano, 543 MacLeod Drive asked if the hospital will be considered as nonprofit. Ms. Kirk replied it is being looked at right now, some will be taxable, some not.

Mrs. Evans asked Mr. Stackel about the cross section shown on page 16 and to explain how tall the mechanical penthouse will be. Mr. Stackel replied it will be 15-16' above the roof and the elevator overrun will be 20' above roof, depending on the type and size of elevator.

Mr. Lombardo asked where the staff will park. Mr. Stackel replied they are evaluating where the staff will park. The closest parking will be reserved for patients and visitors.

Mr. Welter asked if improvements were slated for Wallace Road. Mr. Stackel replied he cannot answer pending results of the traffic study.

Mr. Hansen asked where the emergency room access would be located. Mr. Stackel replied the emergency room will be at ground level, one level below the Health and Wellness Pavilion.

Mr. Hansen asked where the access from 19 would be. Mr. Stackel showed access from 19 and Wallace Road Extension.

Mr. Hansen asked if there will there be a charge for parking, Ms. Kirk replied not at this time. Mr. Hansen stated the plan in general looks good; his personal concern is having a 5-story building in Pine. It will be the highest building and a focal point. Ms. Kirk replied they are looking at fitting it in contextually. She explained one of the stories is partially underground; and Mr. Stackel further explained the site slopes from north to south and in some places the building will be 4 stories. Mr. Stackel added they will be minimizing mass by breaking it down with a setback; using articulated mass, the building will not look like a big 5 story building.

Mr. Hansen cautioned that even though the land use complies, and conditional use may be granted, it does not mean land development will be approved. Ms. Kirk agreed, this is the first step, they need conditional use approval before land development can be proposed.

Motion was made by Mr. Welter and seconded by Mrs. Evans to recommend the Board of Supervisors grant Conditional Use Approval of Allegheny Health Network Wexford Hospital's proposed building height increase of 1' for each 2' of building line setback and a free-standing parking lot use as shown on the exhibit drawings and documents prepared by HKS Architects dated December 18, 2017 subject to the following conditions:

1. The proposed hospital, parking structure and free-standing parking lot shall be subject to a Land Development review and approval of all applicable Code requirements per section §78-3 of the Township of Pine Code

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

Mr. Kurpakus stated the BOS will schedule a conditional use hearing.

WEXFORD STATION TENTATIVE P.R.D. PLAN

Mr. Kurpakus reported Brennan Road Development, LLC is proposing a 41 lot PRD on property located along Brennan Road in the R-2 Zoning District. The plan includes 21 single family lots and 20 lots identified as patio homes. Traffic improvements are proposed to re-align Brennan Road and provide a left turning lane on Wexford-Bayne Road to increase sight distance to meet current PennDOT standard. Stormwater management, landscaping and pedestrian improvements are proposed with the plan. There are numerous outstanding comments noted on the January 2, 2018 LSSE review letter. The Township traffic engineer will review the PennDOT application for the proposed re-alignment. Comments are pending from the EAC and Parks committees.

John Schleicher, Gibson Thomas Engineering, the applicant engineer gave a brief presentation highlighting the location, size and zoning of the proposed development. Mr. Schleicher stated there will be 21 single family lots and 20 patio home lots. He explained a PRD allows not more than 50% of the homes to be patio homes. Mr. Schleicher added he has met with Township staff and PennDOT regarding the Brennan Road realignment and it meets all standards.

Mr. Schleicher explained the intersection with Brennan Road has insufficient sight distance due to a high embankment on the east side. This development offers an opportunity to realign Brennan Road west of the original road. Mr. Schleicher showed how the intersection can be moved 250' to the west. Mr. Schleicher added it will meet sight distance requirements. Mr. Schleicher stated they are in the process of completing a traffic study which is required since the subdivision is over 10 acres. They are also working on a traffic impact analysis.

Using an aerial photograph Mr. Schleicher showed how the plan road runs along the ridge; Wexford Run and its tributaries; and the water course along Brennan Road and 910. Mr. Schleicher showed where they converge and explained by moving Brennan Road several streams will be avoided. Mr. Schleicher explained the entire perimeter except the entrance will be left undisturbed. He showed areas of brush, immature and mature woodlands, meeting required PRD setback.

Mr. Schleicher reported he has provided a plan to Parks & Recreation and has performed a tree identification and mitigation. Mr. Schleicher stated they are proposing to work with the Rachel Carson Trail Conservancy to extend the trail along the road.

Mr. Schleicher explained the PRD base zoning density requirement, and its tradeoff for open and undisturbed areas. He added he has received the 1/2/18 LSSE review letter and has items to address; PRD's require a lot of detail. Changes will also be made based on feedback from planning commission, EAC and Parks & Recreation.

Mr. Schleicher stated they have four waiver requests: (1) Disturbance within 50' of a wetland for the relocation of the intersection, he added there will be no wetland impacts. (2) 2:1 slopes in the area of the stormwater management pond, this will limit disturbance along an existing watercourse. (3) Waiving of the minimum vertical curve K- value for streets at three locations because there are located at stop conditions. And (4) a request to not install sidewalks along the east side and frontage on 910. Sidewalks will be installed along the planned roads and the west side of Brennan Road is the proposed trail. Mr. Schleicher added there may be more modifications requested based on the LSSE review.

Mr. Hansen stated there are a significant number of comments from LSSE that need to be addressed, and the EAC and Parks & Recreation committees need to complete their reviews, so the application will probably be tabled tonight. Mr. Schleicher replied he anticipated that.

Anthony Roethlein, 131 Brennan Road, stated the line of sight on 910 is not the problem, the amount of traffic on 910 is the problem. Mr. Roethlein also expressed concern on how the proposed road will meet his asphalt driveway.

Lisa Greenberg, 225 Guckert Lane (Marshall Township), stated the proposed development will be going into her backyard. She explained she enjoys living in an area where the neighbors do not infringe on each other. Mrs. Greenburg added the field makes her street the most beautiful street in Wexford, and it is a last place for wildlife. Mrs. Greenburg stated the meadow is a sound catcher, and having 41 homes will make it worse. She added the space cannot accommodate 41 houses and the 80 additional cars will worsen traffic on 910.

Stephen Lasky, 181 Brennan Road, stated the wetlands are across from his property and the trail will have to go through them. Mr. Lasky added the proposed development will be responsible for additional disturbance to the wetlands from stormwater runoff containing salt and other chemicals. He agreed with Mrs. Greenburg, the proposed development is ugly, and it will impact the value of the adjacent homes. Mr. Hansen replied the Township requires development to stay 50' away from wetland. Mr. Hansen asked Mr. Schleicher if the trail would disturb the wetlands. Mr. Schleicher replied the trail bed runs behind the area, no grading is required for trail installation.

Michael Greenberg, 225 Guckert Lane (Marshall Township), stated the proposed lot sizes shows the developer is trying to fit in as many homes as possible. Mr. Greenberg added the proposed plan is out of character with the surrounding neighborhoods and is not consistent with Code. Mr. Greenberg asked if he could see the Parks & Recreation and EAC report. Mr. Kurpakus replied he could view them at the municipal building as they are public record.

Danielle Gollick, 151 Manor Road explained she lives on Manor Road and is concerned residents of the proposed plan will use Manor Road to access Route 19 increasing the amount of

traffic and making conditions in her neighborhood more dangerous. Ms. Gollick added the Township needs to be selective about what goes in as Pine is changing.

Candace Connolly, 290 Fair Oaks Street, stated a creek crosses under Manor Road and asked what the developer will do to prevent runoff from damaging the road. Mr. Hansen replied the developer must comply with the State and Township stormwater requirements.

Jaime Dean, 140 Cardinal Drive (Marshall Township), stated she purchased her home in 1979, and many developments have gone in since then. Mrs. Dean expressed concern about her well and asked about the timeline of the development and if the house and barn are staying. Mrs. Dean added Marshall Township residents are also impacted and should have been notified of the proposed development.

Christi Wilcox, 502 Manor Road (Marshall Township), asked who the developer is. Mr. Kurpakus replied the applicant is Brennan Road LLC. Ms. Wilcox cautioned against allowing the plan without having sidewalks along 910; residents will want to walk to Altmyer Farm. Mr. Hansen asked Mr. Kurpakus if sidewalks are required along 910. Mr. Kurpakus replied sidewalks are required along all new and existing roads, but the developer has requested to waive sidewalks along 910. Mr. Kurpakus showed where sidewalks would be if the developer is required to install them. Ms. Wilcox stated traffic will be increased on 910 and a pedestrian crossing is needed for the popular trail. Mr. Kurpakus replied the Rachel Carson Trail Conservancy is trying to get a pedestrian crossing, but this is not associated with this plan's approval.

Barbara Kepes, 111 High Oak Drive, stated Manor Road is dangerous, and it is treacherous to turn onto. The road needs sidewalks and lights and adding extra cars is concerning, as it is already overrun with cars. She added continued growth will cause more accidents and problems.

Mr. Laskey asked if Marshall and Pine Townships could work together and fix the light at Cole Road, this would alleviate some of the traffic problems. Mr. Kurpakus replied the traffic signal is located in Marshall Township.

Brittany Hazlewood, 221 Guckert Lane (Marshall Township), stated she works from home and enjoys seeing wildlife in the woods behind her backyard. Mrs. Hazlewood's main concern is how noise pollution will affect her business.

Kathryn Lefeber, 80 Laurel Hill St, stated she is concerned about the wildlife, the noise, and most importantly the fact her son has autoimmune disease. Mrs. Lefeber explained her 7-month-old son has been in isolation at their house for 3 months. She is concerned that moving dirt will put fungal spores in air and her son will not be able to go outside.

Kathleen Lasky, 181 Brennan Road, stated her house is situated on 5 acres, and the small lots in the proposed development do not fit in with the surrounding neighborhood. Mrs. Laskey added she does not want to look at cookie cutter homes, and the view from the trail will be ruined. She explained traffic will be increased on Manor Road. Mrs. Laskey suggested moving the plan's entrance to the proposed location of the cul-de-sac and putting the detention pond on other side of the plan.

Lindsay Buchanan, 131 Guckert Lane (Marshall Township), stated her concern for the area. Mrs. Buchanan moved here from Northern Virginia choosing to live here because it is unique. She

added she agrees with her neighbors and the Township should take a step back before making Wexford like every other suburban area.

Cheryl Chandola, 240 Brennan Road, stated her property is located on the same side of Brennan Road as the proposed development. Mrs. Chandola questioned the parcels being assembled for the development and their zoning. Mr. Kurpakus replied separate contiguous parcels are permitted to be used in a PRD. Mrs. Chandola added she agrees with what has been said and this development will have a huge impact on the community. Mrs. Chandola also expressed her concern having the proposed detention pond next to her house because ponds fail. She explained her driveway has washed out twice in 18 years causing the pavement to crumble and wondered how the water from the development would affect Brennan Road. Mrs. Chandola stated everyone has wells and they need to be protected from development. Lastly, she added it is a beautiful piece of land, and open land is desirable.

Mrs. Greenberg asked if grading in the development will affect the steep slopes around the yards of the existing houses.

James Cerny, 280 Manor Road, stated he has four children in the Pine-Richland school district and is concerned the schools are at full capacity. Mr. Cerny added more traffic on Manor Road is not acceptable.

Sharon Sardon, 341 Manor Road, stated she moved here over 30 years ago and is concerned about the impact the proposed development will have on her neighborhood. Mrs. Sardon believes that the additional 80 plus cars will use Manor Road as an access. Mrs. Sardon explained two plans have been added to Manor Road on the Marshall Township side and Marshall Township has installed stop signs, but it does not help with speeding cars. Mrs. Sardon added the road is not designed for the additional amount of traffic. She explained she moved to Pine to get away from the city to a rural green area.

Mr. Hansen asked if Mr. Schleicher had anything to add. Mr. Schleicher replied the development will have upscale housing and he will elaborate on the materials and price ranges at the next meeting. Mr. Lombardo asked what the lot prices would be. Mr. Schleicher replied they would be over \$100,000 perhaps as high as \$150,000 per lot. Mr. Schleicher added the perimeter buffer is to remain undisturbed and the plan is designed to have setbacks in addition to buffers. Mr. Schleicher also explained the upslope will not be impacted by stormwater drainage issues.

Mrs. Greenberg asked what the pink ribbons on the trees signify. Mr. Hansen explained they are to inventory the trees. Mr. Hansen asked if there will be tree disturbance and Mr. Schleicher replied there will be tree disturbance which will be mitigated per Township Code.

Mrs. Evans asked where construction entrance will be. Mr. Schleicher replied he was unsure at this time, but it will not be off Cardinal Drive. Mrs. Evans stated if Brennan Road is to be relocated, the old pavement needs to be taken away and a plan in place. Mrs. Evans also asked about a dead-end sidewalk and requested more detail about the road removal. Mr. Schleicher showed the connection to 910 being physically removed and added the Township will determine the details. Mr. Schleicher further explained the sidewalks and trail.

Mr. Lombardo asked for location of West View Water connection and if there will be access to water service for the neighbors. Mr. Schleicher replied he can look in to extending the line to the end of the perimeter of the property. Mr. Lombardo asked if well water testing could be done. Mr.

Schleicher replied a stream bed separates the development from the wells. Mr. Kurpakus added it will be addressed in the developer's agreement.

Mr. Lombardo commented on the proposed closing of Brennan Road and asked if it could be designed as a hammerhead. Mr. Schleicher replied they are open to the Township's suggestions. Mr. Hansen asked Mr. Kurpakus what would become of the vacated portion of the road. Mr. Kurpakus replied they have not decided yet.

Mr. Welter asked about lot widths, if the homes will have front facing garages and how much the houses will sell for. Mr. Schleicher replied he would anticipate the homes will sell for \$500,000 and up and most would have side entry garages. Mr. Welter asked Mr. Schleicher if he has concerns about staying out of the wetlands. Mr. Schleicher replied he has no concerns. Mr. Welter asked about the K value of the curves. Mr. Schleicher showed and explained the curves on the slide. Mr. Welter cautioned stream crossing disturbances should be limited.

Mr. Welter asked if Manor Road would be included in the traffic study. Mr. Schleicher replied it would not since most of the traffic will enter 910. Mr. Welter responded by saying people will take alternate routes including Manor Road. Mr. Schleicher agreed to include traffic distribution in the study.

Mr. Hansen commented the lack of vegetation shown on the landscaping slide concerns him and there should be plenty of trees on the border and buffering of the detention pond. Mr. Schleicher replied he will work with the planning commission, Township staff and EAC concerning the landscaping and will also add evergreens where there are insufficient trees.

Mrs. Evans asked what the lot sizes will be. Mr. Schleicher replied ½ acre for single family and ¼- 1/3 acre for patio homes. Construction of the homes will be similar, single family bigger and patio smaller.

Mr. Hansen stated the plan will be presented again on the second Monday in February to address the engineer's comments. At that time the planning commission will either recommend or not recommend approval to the Board of Supervisors. Mr. Kurpakus added once the Board of Supervisors has received the planning commission's review a public meeting will be scheduled. Notices will be sent to those parties who received them for this meeting. In addition, copies of the proposed plan drawings have been sent to the Marshall Township manager.

Motion was made by Mr. Welter and seconded by Mrs. Evans to table the application to allow the applicant to address any outstanding engineering comments and for the Township EAC and Parks committees to complete their reviews. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Mr. Welter and seconded by Mr. Lombardo to adjourn the meeting. The aye vote on the motion was unanimous. Motion carried. The meeting adjourned at 8:51 pm.