

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, April 9, 2018

Pine Community Center

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

Members in attendance were: Garrin Welter, Vice Chair; John Lombardo; Jeffrey McGeary; Renee Evans; Lauren Parker; and Paul Lewandowski. Also present were Larry Kurpakus, Director of Code Administration and Land Development; and Dave Kovac, Lennon, Smith, Souleret Engineering, Inc. (LSSE).

There were approximately 30 visitors present.

PLEDGE OF ALLEGIANCE

Mr. Welter 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. McGeary and seconded by Mrs. Parker to approve the minutes of the March 12, 2018 Planning Commission meeting. The aye vote on the motion was unanimous except for Mrs. Evans who abstained as she was not in attendance and Mr. Lombardo who left early from that meeting. Motion carried.

NEW BUSINESS

LAUREL GROVE PHASE 1A REVISION 2

Mr. Welter explained that a written request from the developer to withdraw the application has been received and no further discussion is necessary.

ALLEGHENY HEALTH NETWORK HOSPITAL (AHN) LAND DEVELOPMENT PLAN

Mr. Kurpakus reported AHN is proposing the construction of a 5 story, 160 bed hospital on property located at 12311 Perry Highway. The hospital, including a 560-space parking garage, will be constructed as an addition to the existing AHN Medical Pavilion. The project also includes the construction of a freestanding 160 space surface parking lot located at the corner of Wallace Road Extension and Copperleaf Court. Mr. Kurpakus explained proposed traffic improvements include the construction of a full access, signalized intersection near the existing right in/right out access on Route 19. Conditional use approval for the free-standing parking lot and the building height increase was granted by the Board of Supervisors on March 15, 2018. There are minor outstanding comments noted on the LSSE review letter dated April 3, 2018 and on the HRG review letter dated March 20, 2018.

Attorney Michael Kostiew, Reed Smith LLP stated he represents AHN and distributed hard copies of tonight's presentation to the planning commission, Mr. Kurpakus and Mr. Kovac.

Dr. Allan Klapper, AHN Network chairperson stated he is a resident of the township and explained Highmark was established in Pine in 2013 to expand the value of care in the community. Dr. Klapper added the Medical Pavilion was their top-priority, and it has grown exponentially. He

stated AHN is proposing a 160-bed hospital to complement the Pavilion and improve care for area residents as many leave the area for healthcare. Dr. Klapper added the hospital will provide healthcare and jobs and will increase the value of real estate in the community.

The project manager Sean Donnelly of Gateway Engineers presented the land development plan starting with the existing conditions and showing where the disturbances will be. Mr. Donnelly stated the current gravel lot will be the site of the new surface parking lot and explained the site's access points will meet zoning requirements. Mr. Donnelly presented the landscaping plan for the campus with screening for the new parking lot in accordance with township requirements.

Mr. Donnelly showed the utility services location plan and explained they will be using the existing public sewer and water, no extensions are needed. He presented the stormwater management plan and described an existing wetland that is used as a regional detention facility, a series of detention tanks that are existing and will be expanded, and substantial green areas and rain garden for runoff. Mr. Donnelly stated the fire circulation truck route has received approval from the fire chief. Mr. Donnelly confirmed receipt of the township engineering comments and stated they can meet the requirements.

Gregory Stackel, an architect from HKS Inc. presented the land development design and detail. He stated the exterior views are substantially unchanged from the conditional use application and explained they are creating a campus by designing the hospital and garage in context with the existing Pavilion. Mr. Stackel showed the view from Route 19 and explained how the building's mass would be broken down by using different but complementary materials like natural stone, aluminum and glass which harken back to the Pavilion. He showed the patient drop off under a canopy and explained the design of the building will make the drop off location intuitive. Mr. Stackel added the enclosed mechanical penthouse having its own roof will be on the roof of the hospital and the roof visible from the street and patient rooms will be green.

Mr. Stackel showed the view of the entry, the canopy and drop off area and plaza and explained they would break up the building's mass with three horizontal bands made up of complementary materials and additional landscaping. He explained there would be functional but decorative metal louvres to permit airflow and shield light from headlamps. In addition, the mechanical screening will be constructed with the same material as the Pavilion and will not be seen from the street. Mr. Stackel presented the view from Wallace Road showing the building with the chillers and other mechanicals and explained it would be screened. He also showed the views from Route 19 and explained the terrain and trees will make the garage less visible.

Mr. Stackel explained he had brought the actual materials for the planning commission members to see and touch. He showed the existing materials and the proposed materials palette and explained that there will be variations in the stone as it is a natural material. He also showed two existing buildings along Route 19 having similar materials as the proposed building. Mr. Stackel in response to the engineer's comment explained it is difficult to make glass work next to a slope.

Mr. Stackel stated there is a 30' clearance under canopy for fire truck access and showed the emergency access and connection to the Pavilion. He also showed and described the garage exterior elevation having glass elevator lobbies; and explained allowing visitors to see landmarks helps them to be better orientated.

TOWNSHIP OF PINE PLANNING COMMISSION

MEETING MINUTES

April 9, 2018

Page | 3

Jim Palafoutas, Director, Pre-Hospital Services, stated he oversees the AHN life flight program and explained based on his experience with similar facilities there will be approximately three flights per week to take critically care patients out to tertiary care. He explained the PennDOT Bureau of Aviation licenses helipads and described the flight path and methods of taking off and landing to limit disruption of the neighborhood. Mr. Palafoutas added flight volume goes down after 10 pm and the helicopters will fly over the busy Route19 corridor.

Rob Greene, an acoustic consulting engineer with WSP described the new facility with a helistop, and explained it will be a low-level facility, having no fueling or parking and will use lighter weight medical transport helicopters. He illustrated how noise is created and showed the area that would be impacted. Mr. Greene stated the noise is consistent with surrounding uses and the inside sound level of surrounding buildings will be below speech level.

Traffic engineer, Mike Haberman of Gateway Engineers described how Code requirements are being met for parking. He described how the number of parking spaces required is calculated adding the campus parking demand was also taken into consideration. Mr. Haberman reported 1,028 spaces are needed during peak demand and 1,097 spaces have been proposed.

Mr. Haberman reported a traffic study was done in October and November along Route 19, a state road, that included the signalized intersections and four access drives. He described the capacity at the intersections and reported the main point of the traffic study is full access to the intersections. Mr. Haberman stated he has received responses from PennDOT and the township engineer and his responses will be resubmitted as a revised study. Mr. Haberman stated the study has shown it can work and will pull the burden from the other intersections.

Mr. Lewandowski commented on the beauty of the proposed building and the engaging presentation. Mrs. Parker agreed it was a great presentation and asked if the applicant can resolve the comments from LSSE. She cautioned the existing stormwater basin's capacity should be as it was originally designed and needs to be confirmed.

Mr. Lombardo asked if the Route 19 intersection will be available to the property across the highway. Mr. Haberman replied it would be, the revised study has information to provide relief on that side and the driveways will line up. Mr. Lombardo asked what will be done with the driveway between the church and the development. Mr. Donnelly replied it will remain open, gated but open when the church needs it. Mr. Lombardo questioned who will be responsible for maintaining the gate. Mr. Donnelly replied it will be the church's gate and used for parking overflow. Mr. Lombardo asked how it would affect emergency vehicles. Mr. Donnelly replied it would be gated on both sides. Mr. Lombardo asked if the parking lot would be used for other uses, specifically a car cruise. Mr. Haberman replied the parking agreement with the church conforms with the existing agreement.

Mr. Lombardo asked if the emergency vehicle access locations were rated for the equipment. Mr. Stackel replied the areas for staging and all the lines are rated for emergency equipment and will be marked with signage. Mr. Lombardo stated the building is attractive and the renderings well done.

Mr. McGeary stated he was impressed by presentation and asked what the screening details for the parking garage were made of since some materials do not age well. Mr. Stackel showed the material and explained it is made of aluminum and will not rust.

TOWNSHIP OF PINE PLANNING COMMISSION

MEETING MINUTES

April 9, 2018

Page | 4

Mr. Welter, referring to Mr. Lombardo's point concerning the exit from North Way, asked if the church expressed interest in leaving it open. He added it should be left open for the church, Chick-fil-A and visitors at the hospital. Mr. Stackel replied if it is left open it will tend to congest entry at the hospital; and added they are concerned about congestion due to Chick-fil-A and the hospital garage. Mr. Donnelly explained the driveway's angle does not provide a good thoroughfare, and it is their intention to maintain safety in the area. Mr. Donnelly stated topography does not allow improvements to be made to make it a good intersection. Mr. Welter replied it is good they have spoken with the church and the driveway is not being taken away. He added it could be revisited later.

Mr. Welter stated the height of the helipad was 81 feet when it received conditional use approval and questioned why 83 feet was mentioned tonight. Mr. Stackel replied they are conforming to conditional use approval as it is measured to grade, floor elevation as permitted by Code. Mr. Stackel explained the average finished grade was used for the conditional use as required by Code

Mr. Welter asked Mr. Stackel if on occasion a building with so much glass and reflective qualities creates adverse conditions; and if computer modeling is done in designing buildings to avoid sun shining into motorists' faces. Mr. Stackel replied special software to analyze glare has been standard procedure for the last 5-8 years.

Mr. Welter asked if anyone had concerns about meeting the criteria in the LSSE review letter. Mr. Haberman replied they had no concerns and will be meeting with the LSSE engineer on Wednesday. Mr. Welter remarked the applicant had done a beautiful job with their presentation.

Mr. Kurpakus stated the applicant has requested two written modifications: 1) the applicant is requesting a modification from §84-124 to disturb slopes in excess of 40% with justification the existing slopes are man-made; and 2) the applicant is proposing a modification from §48-16 A. and §48-18 A. to allow 2:1 slopes with justification the geo-technical report allows slopes up to 2:1 based on the soil data found from the sub-surface exploration.

Motion was made by Mrs. Parker and seconded by Mrs. Evans to recommend the Board of Supervisors grant a modification from §84-124 to disturb slopes in excess of 40% with justification the existing slopes are man-made. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mrs. Parker and seconded by Mrs. Evans to recommend the Board of Supervisors grant a modification from §48-16 A. and §48-18 A. to allow 2:1 slopes with justification the geo-technical report allows slopes up to 2:1 based on the soil data found from the sub-surface exploration. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mrs. Parker and seconded by Mr. McGeary to recommend the Board of Supervisors grant preliminary and final approval of the Allegheny Health Network Land Development plan drawings CS, CS010, CS060 through CS061, CS100 through CS201, CS300 through CS301, CS310, CS400 through CS402, CS500 through CS503, CS600 through CS602, CS700 through CS703 and L100 through L102, prepared by Gateway Engineers, dated March 16, 2018 and E9-01 through E9-02, LD1.01, LD2.00, LD2.01, LD2.02, LD2.03, LD2.04 and LD5.00 prepared by HKS Architects, dated March 16, 2018 with the following conditions:

1. Compliance with the LSSE review letter dated April 3, 2018
2. Compliance with the HRG review letter dated March 20, 2018

3. Compliance with the Conditional Use Approval dated March 15, 2018
4. Preparation of a standard Township Developer's Agreement

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

VILLAGES OF CAMP TREES PHASE 3 FINAL SUBDIVISION PLAN

Mr. Kurpakus reported Camp Trees Partners is proposing the development of Phase 3 of the Villages of Camp Trees. Phase 3 includes 20 single family lots, 14 located in the township and the remainder in Adams Township, Butler County. The project includes the construction of Oak Ridge Court and Red Oak Court. The parks and recreation amenities for the plan will be completed with this phase. Stormwater management was completed with prior phases. Phase 3 represents the final phase of the Villages at Camp Trees development. There are minor outstanding comments noted on the LSSE review letter dated April 3, 2018.

Motion was made by Mr. McGeary and seconded by Mrs. Evans to recommend the Board of Supervisors grant final approval of the Village at Camp Trees Phase 3 subdivision plan drawings CS-1, CS-051 through CS-053, CS-101 through CS-106, CS-130 through CS-140, CS-161 through C-171, L-101 through L-104, C-601 through C-608 and PCSM-7 dated April 7, 2016 and prepared by Gateway Engineers, and two Record Plan sheets dated March 15, 2018 and prepared by Gateway Engineers with the following conditions:

1. Compliance with all conditions of the Preliminary approval dated April 2, 2007
2. Compliance with the LSSE review letter dated April 3, 2018
3. Preparation of a standard Township Developers Agreement

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 8:13 pm.