

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, November 12, 2018

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:00 p.m. by Michael Hansen, Chair.

Members in attendance were: Michael Hansen, Chair; Garrin Welter, Vice Chair; John Lombardo; Jeffrey McGeary; Renee Evans; 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 was one visitor 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 Mrs. Evans and seconded by Mr. Welter to approve the minutes of the August 13, 2018 Planning Commission meeting. The aye vote on the motion was unanimous except for Mr. Lewandowski and Mr. McGeary who abstained as they were not in attendance at that meeting and Mr. Lombardo who was called away early. Motion carried.

Motion was made by Mr. Lombardo and seconded by Mr. Welter to approve the minutes of the September 10, 2018 Planning Commission meeting. The aye vote on the motion was unanimous except for Mr. Hansen, Mr. McGeary and Mrs. Evans who abstained as they were not in attendance at that meeting. Motion carried.

NEW BUSINESS

ALDERWOOD PHASE 2 REVISED SUBDIVISION PLAN NO. 2

Mr. Kurpakus reported Showcase Properties has submitted an amended recording plan for the Alderwood Phase 2 Plan. Phase 2 was granted final approval by the Board of Supervisors on March 21, 2016. The purpose of the re-submission is to record a correction for an existing stormwater which conflicts with the side building lines on 6 lots. No other modifications or changes are proposed with the plan. The minor outstanding items noted on the 10/29/18 LSSE review letter have been addressed by the applicant engineer's response letter dated 11/12/18.

The applicant engineer Jonathan Garczewski of Gateway Engineers stated he had nothing to add.

Motion was made by Mr. Welter and seconded by Mr. Lombardo to recommend the Board of Supervisors grant preliminary and final approval of the Alderwood PRD Phase 2, revision number 2 plan drawings 1 of 2 and 2 of 2 prepared by Gateway Engineers and dated 9/19/18 with the following conditions:

1. Compliance with the LSSE review letter dated October 29, 2018

2. Compliance with the Alderwood PRD phase 2 preliminary and final approval granted March 21, 2016

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

DRAFT ORDINANCE AMENDING CHAPTER 84 (ZONING)

Mr. Kurpakus reported the purpose of the ordinance is to delete and amend Section §84-125 “Stormwater Management” of the Township of Pine Code. The ordinance has been drafted in accordance with requirements of the Allegheny County Act 167 Plan and the Township’s NPDES Permit for the Municipal Separate Storm Sewer System (MS4).

He explained the most notable change in the ordinance is that all projects proposing a disturbance of land greater than 2,178 square feet in area will be regulated under the new ordinance and includes specific worksheets and guidance to assist applicants and residents with complying with the regulations for those activities defined as “small projects.” The previous ordinance exempted small projects which proposed less than 5,000 square feet in impervious surfaces. Mr. Kovac added it is being changed to meet current stormwater requirements.

Mr. Kurpakus stated it is a change to the amount of impervious area being disturbed. Adding anyone disturbing an area larger 2,178 square feet needs to file a stormwater management plan. Mr. Hansen asked if this was required before. Mr. Kurpakus replied dry sumps built using the Township’s standard detail were required, but now the applicant is required to submit and sign a worksheet. Mr. Hansen asked if it complies with state and federal regulations. Mr. Kurpakus replied it does.

Mr. Hansen asked if it will be too difficult for homeowners who have small projects. Mr. Kurpakus replied Township staff is developing worksheets for small projects and applicants will receive assistance in completing the worksheet from staff if needed.

Mr. Hansen asked if the worksheet would be required for work in the yard and Mr. McGeary asked if it had to be more than 2,000 square feet. Mr. Kurpakus replied it would be required for comprehensive improvements like new driveways and large building projects, not sheds or patios, and would address new not existing disturbance. Mr. Kovac added it would be for projects disturbing an area in excess of 2,178 square feet.

Mr. Welter asked Mr. Kovac to define disturbance. Mr. Kovac replied it would include primarily grading and would not include typical landscaping activities. Welter asked if heavy equipment crossing a site would be a disturbance. Mr. Kovac and Mr. Kurpakus replied it would not, a disturbance would be the equipment changing the existing grade.

Mr. Hansen asked if the worksheet will be required for clear cutting. Mr. Kurpakus replied per the DEP it would not be required. Mr. Kovac added it would not be required because clear cutting usually does not disturb the ground. If the clear cutting involved grading, then it may be required.

Mr. McGeary asked why it needed to be amended now. Mr. Kovac replied Allegheny County adopted new stormwater requirements and the Township must comply. The County is now addressing stormwater throughout the county and the Township must follow suit and adopt something consistent with the County’s plan.

Motion was made by Mr. McGeary and seconded by Mr. Lombardo to recommend the Board of Supervisors grant approval of the draft ordinance amending Chapter 84-125 of the Township Code. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Mr. Lewandowski and seconded by Mr. Lombardo to adjourn the meeting. The aye vote on the motion was unanimous. Motion carried. The meeting adjourned at 7:06 pm.