

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
JANUARY 5, 2016

The regularly scheduled meeting of the Hampton Township Environmental Advisory Council was held Tuesday, January 5, 2016, at the Hampton Township Municipal Building, 3101 McCully Road, Allison Park, PA. Mr. Heggstad called the meeting to order immediately following the re-organization meeting. Present at roll call were Mr. Heggstad, Ms. Gallogly, Mr. Meneilly, Ms. Rieger, Ms. Spence, and Mr. Wilson. Amanda Lukas, Land Use Assistant, was also present.

CHAIRPERSON ANNOUNCEMENTS

None

ADMINISTRATION

None

PLAN REVIEWS

15-10 UPMC REVISED SITE PLAN

Roger Altmeyer, the applicant and agent for UPMC, and Jon Sweringen, with Fahringer, McCarty, Grey, Inc., were both in attendance representing this application. Mr. Altmeyer presented a general overview of the project and provided a brief summary of the history of this parcel. Mr. Heggstad asked what their proposed timeline will be. Mr. Altmeyer responded that, pending approval, they would like to break ground in the spring of 2016 and open for business in late 2017. Mr. Altmeyer specified that there will be no overnight procedures or stays at this facility. There will not be an emergency room, however, there will be a walk up clinic available between 9:00 am and 9:00 pm. Mr. Sweringen explained that his company has been retained by UPMC to execute the site plan and civil engineering for the project.

Mr. Meneilly raised a point regarding the provided number of parking spaces. He noted that, while the proposed number of spaces does exceed the minimum requirements stipulated in the Consent Decree, the review letter from Gateway Engineers states that the proposed number of spaces does not meet the minimum requirements as per the current Zoning Ordinance. Similarly, Ms. Gallogly noted that the proposed 30' buffer does meet the minimums established in the Consent Decree, however, that setback is only listed as a minimum requirement. The Consent Decree does not set a maximum or preclude the Township from requiring compliance with the current Zoning Ordinance. Ms. Gallogly, Mr. Meneilly and Mr. Heggstad agreed that the Township Solicitor will need to review this point and make a determination as to the required buffer and number of parking spaces. Ms.

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Gallogly stated that, in her estimation, the cover letter provided with the application does provide an accurate representation of the stipulations listed in the Consent Decree. Mr. Wilson raised a concern regarding the way the application was completed. He explained that the signature plan should have included the name of the property owner, or, in this case, UPMC. He requested more information regarding Mr. Altmeyer's title and the way in which the project was authorized. Mr. Altmeyer stated that he is the Senior Director of Project Development and Construction with UPMC Corporate Construction and Real Estate. He remarked that FMG is an agent of UPMC and submitted the application to the Township on their behalf. Mr. Wilson explained that applications will typically include the name of the applicant and the land owner with a place for signature by an officer of that company. Several more comments were exchanged regarding the language in the Consent Decree and the implications for the application.

Mr. Wilson questioned if UPMC is planning on building a third structure at some point in the future. Mr. Altmeyer clarified that there is only one building currently on site and they are proposing to build a second structure in conjunction with the application. He reported that UPMC has no plans to pursue building a third structure beyond that. Mr. Sweringen reviewed several of the drawings included in the plans. Ms. Spence discussed the landscaping plan with Mr. Sweringen, who noted that they are proposing to quadruple the amount of plantings required under the Consent Decree. Mr. Heggstad called out the existing parking spaces on site that are servicing the Hampton Fields assisted living facility and asked if any of those are credited against the required number of spaces. Mr. Sweringen replied that, while they do believe that some of those spaces could be used for parking for the new building, they are not included as a credit for the number of new parking spaces needed. Mr. Sweringen displayed the landscaping plan that was included with the Consent Decree and described how they will meet or exceed that plan. Ms. Gallogly questioned if they will be meeting the requirements of the current Zoning Ordinance with regard to the number of plantings. Mr. Sweringen replied that they will be exceeding the Zoning Ordinance requirements regarding the number of plantings. He also noted that they have gone out of their way to not only meet the minimum requirements in the consent decree, but instead to exceed those minimum requirements.

Ms. Spence commended the applicant for their choice of plantings and the design of the bio-retention facility. Mr. Sweringen discussed the function of the bio-retention facility and pervious pavers with the members of the EAC. Ms. Spence questioned if the lighted sign will be turned off after the building closes at 9:00 pm. Mr. Altmeyer replied that they can turn the sign off after the building closes if that is something that the Township requires of them. Ms. Spence also noted that the southern facing wall could be improved aesthetically as it is proposed to simply be a flat expanse of brick. Ms. Gallogly questioned if the interior of the building will remain illuminated at night. Mr. Altmeyer replied that there may be minimal lights on inside after hours. Mr. Heggstad remarked that, as the building closes at 9:00 pm, there is no real need to have the lights on after that. Mr. Altmeyer stated that

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the only people who would be there after 9:00 pm would be the cleaning people. Ms. Gallogly added that, since there are residential properties across the street, it would be nice for them to keep the lighting at a minimum overnight. Regarding the glass for the windows, Ms. Spence recommended that they utilize the greenest type of glass possible and try to utilize a method to prevent birds from flying into the glass. Mr. Heggestad discussed the traffic pattern for entering the site, namely whether there will be the need for a left turning lane heading north on Route 8. Mr. Altmeyer noted that their traffic engineer has been in discussions with PennDOT. He reported that, at this point, a left turning lane off Route 8 is not necessary. A short discussion was held regarding the traffic pattern on site. Ms. Spence discussed a temporary change that will be made to one of the detention basins. Mr. Wilson requested a clarification regarding the notations on the landscaping plan. Mr. Sweringen discussed the sewer line repairs that they have agreed to perform in conjunction with the Township's approval.

MS. SPENCE MADE A MOTION TO RECOMMEND APPROVAL OF THE UPMC REVISED SITE PLAN (15-10) CONTINGENT UPON THE TOWNSHIP SOLICITOR'S AGREEMENT THAT THE REQUIREMENTS FOR THE BUFFER YARDS AND NUMBER OF PARKING SPACES WILL BE BASED UPON THE SPECIFICATIONS IN THE CONSENT DECREE AND NOT THE CURRENT ZONING ORDINANCE. MR. WILSON SECONDED. VOTE WAS UNANIMOUS BY THE SIX (6) MEMBERS PRESENT. MOTION CARRIED.

OLD BUSINESS

MS. GALLOGLY MADE A MOTION TO APPROVE THE EAC MINUTES FROM THE REGULARLY SCHEDULED MEETING OF OCTOBER 5, 2015. MR. WILSON SECONDED. VOTE WAS UNANIMOUS BY THE SIX (6) MEMBERS PRESENT. MOTION CARRIED.

TRACKER REPORTS

NEW BUSINESS

OPEN DISCUSSION

Ms. Spence asked for an update regarding the Hampton Place Final Conservation Subdivision. Ms. Lukas provided a summary of the status of this application. She commented that the applicant will be seeking a final vote from Township Council on January 27, 2016. Ms. Lukas reported the Township recently received revised plans, which have been reviewed by Gateway Engineers. She stated her belief that a revised landscaping plan was needed and remarked that the Township will

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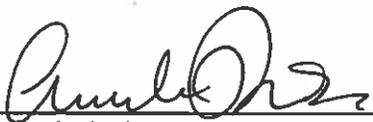
be sending copies of the EAC's motion for denial, as well as the minutes from the EAC meetings when Hampton Place was discussed, to the Township engineer to determine whether the EAC's concerns have been addressed. Ms. Lukas commented that, as of that date, there were still outstanding engineering items that need to be resolved prior to a vote by Council.

A short discussion was held regarding the procedure for advertising for a new EAC member to fill the vacancy due to Mr. Bondi's departure.

MR. MENEILLY MADE A MOTION TO ADJOURN THE MEETING. MR. WILSON SECONDED. VOTE WAS UNANIMOUS BY THE SIX (6) MEMBERS PRESENT. MOTION CARRIED.

The meeting was adjourned at 7:58 P.M.

Respectfully submitted,



Amanda Lukas
Recording Secretary



John Heggstad
Chairperson