

PLANNING COMMISSION MEETING MINUTES
JANUARY 11, 2016

The regular monthly meeting of the Hampton Township Planning Commission was held on Monday, January 11, 2016 at the Hampton Township Municipal Building, 3101 McCully Road, Allison Park, PA. The meeting was called to order by Mr. Hess immediately following the re-organization meeting. Present at roll call were Mr. Deems, Mr. Hess, Mr. Nugent and Mr. Venture. Mr. Bauman was absent. Martin Orban, Land Use Administrator, was also present.

CHAIRPERSON ANNOUNCEMENTS

Nothing was brought before the Planning Commission for discussion.

ADMINISTRATION

Nothing was brought before the Planning Commission for discussion.

PLAN REVIEWS

15-02 HAMPTON PLACE FINAL CONSERVATION SUBDIVISION

David Lucci with Victor-Wetzel Associates was in attendance representing this application. Mr. Lucci explained how they are responding to the outstanding engineering comments. He noted that they are still waiting for approval of the NPDES permit and Highway Occupancy Permit. Mr. Nugent verified that they have resolved all problems with the infiltration in the detention facility. Mr. Lucci reviewed the development plans with the Planning Commission. Mr. Hess and Mr. Venture briefly discussed the community mailbox design. Several comments were exchanged regarding the EAC's review of this application. Mr. Orban noted that Gateway Engineers and PVE Sheffler Engineers are reviewing the EAC's concerns to determine if those items have been resolved. He remarked that the Township's traffic engineer also needs to finalize the review for this plan. Mr. Orban explained that these are the only remaining reviews that need to be resolved. Mr. Hess verified that PennDOT has approved the sight distance at the entrance to the plan.

MR. VENTURE MADE A MOTION TO RECOMMEND APPROVAL OF THE HAMPTON PLACE FINAL CONSERVATION SUBDIVISION SUBJECT TO THE APPLICANT ADDRESSING ALL OUTSTANDING STAFF AND ENGINEERING REVIEW LETTERS. MR. DEEMS SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

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15-10 UPMC REVISED SITE PLAN

Roger Altmeyer with UPMC was in attendance representing this application. Mr. Altmeyer provided the Planning Commission with a summary of the project that is being proposed for this location. Jon Sweringen with Fahringer, McCarty, Grey, Inc., the lead engineer for this project, displayed the plans and presented the proposed site development. Mr. Sweringen described their proposed solution to prevent clogging in the sanitary line and detailed the work that they will be completing in conjunction with Hampton Township to repair the existing sanitary line in that area. Mr. Hess asked for more details regarding the process for treating the stormwater runoff that is collected in the detention facility. Mr. Orban explained the provisions in the Consent Decree from the first phase of development of this property. Tami Greene with IKM Inc., the architect for this project, displayed two renderings of the proposed site and detailed the building materials that will be used.

Mr. Hess asked for clarification regarding the need for the height variance. Ms. Greene explained the building code requirements for a building of this nature and why it's difficult to build it at a lower profile. She detailed the steps that they have taken to reduce the height impact on the surrounding residential neighbors. Ms. Greene reviewed the proposed signage with Mr. Hess. Mr. Venture discussed the location of the former war memorial for Hampton Township, which was previously located on this site. Mr. Sweringen remarked that they plan to keep that area as it currently is, however, the new parking lot would provide a safer space for people to park who want to visit that site. Mr. Nugent questioned where the smoking section will be located. Mr. Sweringen replied that there will be no smoking allowed on site. He noted the location of the staff entrance and remarked that, if any smoking does occur, which is not strictly permitted, it would most like happen there. Mr. Nugent asserted that people will want to smoke, whether it is permitted or not, and the residential neighbors would not appreciate it if people are congregating closer to their front lawns because there is no designated smoking area. Mr. Venture discussed the review from the traffic engineer with Mr. Sweringen and noted that Trans Associates is requesting more traffic information. He raised a suggestion that they examine the potential impact to their property of adding a left turning lane onto Mt. Royal Blvd. Mr. Orban agreed to discuss this with the traffic engineer.

Mr. Deems questioned where the trash basket will be located and who will enforce the sanitary plan. Mr. Sweringen replied that the trash basket system will be located near the entrance and will be maintained by UPMC, regardless of the fact that it is in a public system. Mr. Deems verified that Hampton Township will be inspecting this and there will be a maintenance agreement in place regarding its upkeep. Mr. Orban added that an operations and maintenance plan for the trash basket will be required as a part of the post-approval documents. Mr. Sweringen described the maintenance procedure and commented that he met with Jim Degnan, the Director of Environmental Services for Hampton Township, on site regarding this plan. Mr. Sweringen described the timeline for the proposed project.

Cathy Mall, a resident of Oak Lane, questioned where the driveway entrance for the property will be located. Mr. Sweringen replied that the driveway will come off of Hampton

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Lane. Ms. Mall asked for more details regarding the lighting of the site and the signage. Ms. Greene remarked that all lighting will comply with Township requirements, however, the final sign designs have not been established. She noted that it will be illuminated but they have not finalized whether it will be back lit or internally illuminated. Mr. Orban reviewed the Township's lighting requirements with Ms. Mall. Ms. Mall asked if the lighting will remain on throughout the night. Mr. Sweringen remarked that the building will only be open until 9:00 pm. Some lighting may remain on after that for cleaning and security, but the lighting should be very minimal at that point. Ms. Mall verified that the site of the former war memorial will remain unchanged and open to the public. Ms. Greene discussed the aesthetics of the building with Ms. Mall. Mr. Nugent and Mr. Venture discussed the traffic review and the possible need for a northbound left turning lane.

MR. VENTURE MADE A MOTION TO RECOMMEND APPROVAL OF THE UPMC REVISED SITE PLAN, 15-10 SUBJECT TO THE FOLLOWING CONDITIONS: THE APPLICANT MUST SATISFY ALL OUTSTANDING COMMENTS FROM ALL STAFF AND ENGINEERING REVIEW LETTERS, THE APPLICANT MUST ADDRESS THE OUTSTANDING COMMENT FROM THE TRAFFIC ENGINEERING REVIEW LETTER REGARDING A NORTHBOUND LEFT TURNING LANE, THE APPLICANT MUST BE GRANTED THE NECESSARY VARIANCE FROM THE ZONING HEARING BOARD. MR. DEEMS SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

15-11 WILDWOOD ACRES LOT CONSOLIDATION

Antoinette and Carmen Paliotta, the applicants and prospective property owners, were in attendance regarding this application. Ms. Paliotta summarized the application and noted that they would like to consolidate the properties so that they can be marketed and sold. Mr. Nugent clarified the lots that will be involved in this consolidation and verified that all of the lots that are being consolidated are zoned Highway Commercial. Mr. Orban explained some of the restrictions on several of the lots that were instituted as a part of a previous subdivision. Mr. Venture questioned why there are easements marked on the plan. Mr. Orban noted that they are State drainage lines. He explained that, as a part of the Earth Disturbance Permit that they were issued for this site, PennDOT required them to replace the existing drainage lines that service Route 8. He commented that the original lines were metal and they were replaced with new plastic lines and outfalls. Mr. Venture stated that the pipes should be identified and located on the plans. He also suggested that the easements should be marked as private on the plans since they will not be the responsibility of the Township. He stated his concern as to who will own and maintain those drainage lines. Mr. Venture questioned the current status of the lots. Mr. Orban replied that they were granted an Earth Disturbance Permit to re-grade the property and they have completed that work to the satisfaction of the Township engineer, however, no as-built plan has been submitted. Mr. Venture suggested that the as-built plan for the completed grading work should be included as a condition of approval of this application. Mr. Orban spoke to the history of these lots, including a previous subdivision that imposed some restrictions on the future use of these parcels.

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MR. VENTURE MADE A MOTION TO RECOMMEND APPROVAL OF THE WILDWOOD ACRES LOT CONSOLIDATION, 15-11, SUBJECT TO THE FOLLOWING CONDITIONS: THE APPLICANT MUST REVISE THE PLANS TO NOTE THAT THE STORM SEWER EASEMENTS ARE PRIVATE, THE APPLICANT MUST SUBMIT AN AS-BUILT PLAN FOR THE GRADING/SITE WORK THAT HAS BEEN COMPLETED, AND THE APPLICANT MUST SATISFY ALL OUTSTANDING COMMENTS ON THE ENGINEERING REVIEW LETTERS. MR. NUGENT SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

OLD BUSINESS

MR. DEEMS MADE A MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FROM THE MEETING HELD SEPTEMBER 14, 2015. MR. NUGENT SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

NEW BUSINESS

Mr. Hess reported that he has been attending the meetings of the Residents of Hampton group and he provided a summary of the group's main objectives. He remarked that they would like to investigate what can be done to increase the aesthetic appeal of Hampton's commercial corridor along Route 8. He presented a summary of the discussions that took place at their meeting in November. Mr. Hess remarked that the group next met with Victor Son, President of Township Council, and other members of Township staff. Mr. Hess reported generally on the topics of discussion from that meeting. He stated that a developer who attended both meetings has mainly expressed disagreement with the Township's regulations regarding commercial signage. Members of the Planning Commission discussed the difficulty that people can experience when trying to obtain building permits or land development approval. Mr. Hess asserted that the signage regulations may be in need of review. Mr. Hess stated that he has volunteered to act as a liaison to this group and to provide insight to the residents regarding the process that is required to develop properties. He remarked that he will keep the other members of the Planning Commission up to date regarding the matters that are discussed during the upcoming meetings.

OPEN DISCUSSION

Nothing was brought before the Planning Commission for discussion.

MR. DEEMS MADE A MOTION TO ADJOURN THE MEETING. MR. VENTURE SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

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The meeting adjourned at 9:22 P.M.

Respectfully submitted,



Amanda Lukas
Recording Secretary



Dean Hess
Chairperson