

PLANNING COMMISSION MEETING MINUTES
FEBRUARY 8, 2016

The regular monthly meeting of the Hampton Township Planning Commission was held on Monday, February 8, 2016 at the Hampton Township Municipal Building, 3101 McCully Road, Allison Park, PA. The meeting was called to order by Mr. Hess at 7:30 pm. Present at roll call were Mr. Bauman, Mr. Deems, Mr. Hess, Mr. Nugent and Mr. Venture. 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

- 16-01 Hampton RE Revised Site Plan**
- 16-02 Hampton RE Conditional Use**

Robert McCollim, an engineer with Red Swing Group, was in attendance representing the applicant. He described the basis for the conditional use application, namely the drive through and the fact that they are proposing two businesses in one building. He described the variances that they have been granted regarding the buffer yards. Mr. McCollim then presented a summary of the site development plans. He reviewed elements from the landscaping and traffic plans. Mr. Bauman questioned if people will be able to access the site by making a left turn from Route 8. Mr. McCollim stated that PennDOT has not prohibited that at this time. He discussed the plan for deliveries and truck traffic. Mr. Venture asked what type of truck will be making deliveries to Dunkin Donuts. Mr. McCollim responded that it will be a WB-50 and he noted that deliveries will only occur after operational hours have ended.

Mr. McCollim reviewed the proposed stormwater management plan and displayed architectural renderings of the site. Mr. Deems asked if they will be installing an outdoor grease trap. Mr. McCollim replied that the grease trap will be located under the sink. Mr. Hess questioned if there is any restriction on turning left into the site from West Hardies Road. Mr. McCollim replied that they have not restricted that. Mr. Venture pointed out that Trans Associates has recommended that this left turn restriction be put in place. Mr. McCollim clarified that the entrance on West Hardies Road will only allow ingress to the site. To exit the property, vehicles will be required to use Route 8 to exit either northbound or southbound. Mr. Venture questioned if there is currently a pedestrian crosswalk at that intersection. Mr. McCollim remarked that there is striping but not a formal crosswalk. Several comments were exchanged regarding the traffic elements at that intersection.

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Mr. Hess stated that they would like to see a design that allows for the connection of the parking lot to the existing pedestrian crossing at the intersection. Mr. McCollim noted that, due to the existing PennDOT right-of-way, they may be restricted in what they are allowed to put in there. Maureen Sweeney, representing the applicant, requested clarification regarding this issue. Mr. Venture noted that he would like to see plan details regarding what is currently located at the crosswalk area and whether it would be feasible to connect it to the parking lot. Mr. McCollim noted that the area Mr. Venture is referencing as a possible pedestrian pathway is the same area that they would need to plant vegetation related to the bufferyard requirements. Mr. Hess stressed that they would just like the applicant to take a look at this since it would be an ideal site for pedestrian connectivity.

Mr. Hess and Mr. Venture discussed the details of the retaining wall with Mr. McCollim. Mr. Venture discussed the turning radius and noted that it is going to be very tight. Mr. Orban provided a summary of the status of the engineering reviews for this application. Mr. Hess suggested moving the location of the dumpster to open up the site. He also recommended adding some salt resistant shrubbery, or other type of foundation planting, on the west end of the property to soften the appearance of the wall. Mr. Venture discussed the lighting plan with Mr. McCollim and noted that he would like to see more details in the plans regarding the matters that were discussed at the meeting.

MR. NUGENT MADE A MOTION TO TABLE THE HAMPTON RE REVISED SITE PLAN, 16-01, PENDING THE SUBMISSION OF REVISED PLANS. MR. BAUMAN SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

MR. BAUMAN MADE A MOTION TO RECOMMEND APPROVAL OF THE HAMPTON RE CONDITONAL USE, 16-02. MR. DEEMS SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

OLD BUSINESS

MR. NUGENT MADE A MOTION TO APPROVE THE AMENDED PLANNING COMMISSION MINUTES FROM THE RE-ORGANIZATION MEETING HELD JANUARY 11, 2016. MR. DEEMS SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

MR. DEEMS MADE A MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FROM THE REGULAR MEETING HELD JANUARY 11, 2016. MR. VENTURE SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

Mr. Orban and the members of the Planning Commission continued their discussions regarding the potential amendments to the Zoning Ordinance. Mr. Hess reported that he plans to speak with the developer that was involved with the Residents of Hampton group regarding the Township's signage regulations. He also stated that he will forward a

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summary of the potential changes as they relate to the comments given by the Residents of Hampton group. Mr. Hess summarized the main complaints with the dynamic display regulations as they are currently written. A short discussion was held regarding the possible changes to these regulations and the dynamic display timing standards that other municipalities use. Mr. Hess reported on the concerns that have been discussed at the meetings of the Residents of Hampton group.

NEW BUSINESS

Nothing was brought before the Planning Commission for discussion.

OPEN DISCUSSION

Nothing was brought before the Planning Commission for discussion.

MR. VENTURE MADE A MOTION TO ADJOURN THE MEETING. MR. DEEMS SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

The meeting adjourned at 8:33 P.M.

Respectfully submitted,



Amanda Lukas
Recording Secretary



Dean Hess
Chairperson