

PLANNING COMMISSION MEETING MINUTES
MARCH 14, 2016

The regular monthly meeting of the Hampton Township Planning Commission was held on Monday, March 14, 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, and Mr. Nugent. Mr. Venture 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

16-01 Hampton RE Revised Site Plan

Representing the applicant were Maureen Sweeney, Anthony Braun with Heartland Restaurant Group, and Trevor Bublitz with Red Swing Engineering. Ms. Sweeney reviewed the changes that were made to the plans addressing the Planning Commission's comments at their previous meeting. She noted that they have added a connection from the site to the crosswalk at the intersection for foot traffic. She also stated that a guide rail has been added to the top of the retaining wall and landscaping has been added to bottom of retaining wall. Ms. Sweeney remarked that the location of dumpster has been shifted to create more room, in accordance with a suggestion from the Planning Commission.

Mr. Hess requested that the applicants discuss how they will be addressing each of the outstanding engineering comments. Mr. Nugent questioned the status of the public hearing for the Conditional Use application. Mr. Orban reported that the public hearing was not closed and summarized the concerns regarding the traffic plan. Mr. Bauman requested clarification regarding the entrance off of West Hardies Road. Ms. Sweeney noted that the HOP has been submitted to PennDOT. She stated that the entrance off of West Hardies Road will be entrance only with no exiting permitted. She remarked that their intention is to fully comply with PennDOT's recommendations regarding the traffic plan. She stated that they have not yet resolved the question of whether the entrance off of West Hardies will restrict left turns. She noted that they do not believe a restriction is necessary but they will not oppose it if PennDOT requests that no left turns be allowed. Members of the Planning Commission discussed the potential difficulty with posting a "No Left Turn" sign in that area.

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Ms. Sweeney continued to read through the engineering letters and reported how they have addressed each item. Mr. Bublitz commented regarding the review letter from PVE Sheffler Engineers and explained how they have revised the stormwater plan in accordance that letter. Mr. Bauman noted that the traffic plans state that larger sized delivery trucks may have to cross into the oncoming lane in order to turn into the site. Mr. Orban replied that the Township's traffic engineer has a concern regarding this and is of the opinion that the turning radius should be widened to reduce the impact to the oncoming lane. Ms. Sweeney acknowledged that the PennDOT is still reviewing this matter as a part of the traffic plan. Mr. Bublitz verified that the entrance/exit on Route 8 will accommodate both right and left turns at this time.

Mr. Hess noted that the photometric plan depicts some of the light spilling out over the line. Mr. Hess suggested that they use a tighter cut off fixture on the sides of the lot to eliminate the small amount of light that is crossing over the line. Ms. Sweeney agreed to look into this. Mr. Orban remarked that a standard condition of approval on applications such as this is the required submission of an "as-built" photometric plan. Mr. Nugent asked if they expect to be required to change the site layout as a result of the review by PennDOT, to which Ms. Sweeney replied no. She stated that, even if a change to the site layout did become necessary, they would need to resubmit the new site plan for a whole new review, which would mean coming back before the Planning Commission. Ms. Sweeney commented that this site currently has two entrances on Route 8; however, they will be removing the northern entrance as a part of the site development. Mr. Orban described the timeline for the Township's review of this application.

MR. NUGENT MADE A MOTION TO RECOMMEND APPROVAL OF THE HAMPTON RE REVISED SITE PLAN, 16-01, SUBJECT TO THE APPROVAL OF THE HIGHWAY OCCUPANCY PERMIT BY PENNDOT AND WITH A NOTE TO COUNCIL THAT THIS PLAN MAY NEED FURTHER CONSIDERATION IF THE HIGHWAY OCCUPANCY PERMIT CHANGES THE DESIGN AT ALL. MR. BAUMAN 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 FEBRUARY 8, 2016. MR. BAUMAN SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

Mr. Orban and the members of the Planning Commission continued their discussions regarding the potential amendments to the Zoning Ordinance. Several topics were discussed, including, directional signs for conditional and institutional uses, updates regarding several ongoing land development projects, and digital signage regulations.

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NEW BUSINESS

Nothing was brought before the Planning Commission for discussion.

OPEN DISCUSSION

Nothing was brought before the Planning Commission for discussion.

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

The meeting adjourned at 8:47 P.M.

Respectfully submitted,



Amanda Lukas
Recording Secretary



Dean Hess
Chairperson