

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
APRIL 4, 2016

The regularly scheduled meeting of the Hampton Township Environmental Advisory Council was held Monday, April 4, 2016, at the Hampton Township Municipal Building, 3101 McCully Road, Allison Park, PA. Mr. Heggestad called the meeting to order at 7:00 pm. Present at roll call were Mr. Heggestad, Mr. Meneilly, Ms. Rieger, Ms. Spence, and Mr. Wilson. Ms. Gallogly was absent. Amanda Lukas, Land Use Assistant, was also present.

CHAIRPERSON ANNOUNCEMENTS

None

ADMINISTRATION

Mr. Heggestad requested an update as to whether any candidates have been proposed to fill the vacancy on the EAC.

PLAN REVIEWS

16-04 O'Reilly Automotive Revised Site Plan

Mike Jeitner with Bohler Engineering was in attendance representing the applicant. Mr. Jeitner presented an overview of the proposed development. He emphasized that the store will offer retail sales only, with no repairs will be occurring on site. Mr. Jeitner noted that they will be reducing the total amount of impervious surface area on the lot. He also stated that they will be adding landscaping in the front of the building, as well as reducing the total number of parking spaces from 56 to 50. Mr. Jeitner discussed how they plan to comply with the comments in the review letter from Gateway Engineers dated March 28, 2016. He stated that their intention to comply with all Township landscaping requirements. Mr. Jeitner discussed the results of the Phase 1 Environmental Assessment that was performed for the site. Ms. Spence questioned if revised landscaping plans will be submitted. Mr. Jeitner displayed a paper copy of the proposed revised landscaping plan and discussed the changes that will be made to address the comments from Gateway Engineers. He discussed the existing conditions on site and noted where they will be adding plantings. Ms. Spence clarified the Township's regulations regarding tree replacement and asked if they will be following the 60/40 rule for deciduous trees. Mr. Jeitner replied yes and stated that they will update their compliance chart. Mr. Meneilly verified that they will need at least five parking islands. Mr. Meneilly and Mr. Jeitner discussed an error on the plans regarding one of the side yard buffers. Mr. Wilson questioned if the reduction in parking spaces will open up the site for truck turning. Mr. Jeitner replied that it should help with that; however, they have also scheduled their deliveries for off-hours. Ms. Rieger stated that the Phase 1

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
APRIL 4, 2016

Environmental Assessment did state that the ground waters are within acceptable levels; however, it also states that soil contamination was found, which necessitated excavation. She remarked that the report does not clearly state that all of the contaminated soil has been removed and replaced with clean fill. Ms. Rieger pointed out a comment on the Gateway review letter that also addresses potentially contaminated soils. A short discussion followed regarding this matter. After reading further into the report Ms. Rieger pointed out a section in one of the appendices that addressed her concern regarding the contaminated soils. She noted that, according to the report, all of the contaminated soil was excavated and removed. Ms. Spence discussed the stormwater plan and possibility of adding a small rainwater facility with Mr. Jeitner. Mr. Jeitner noted that the stormwater will be carried to the inlets via swales, which should help with the water quality. He also described a BMP that will be added to the inlets to filter the water as it is leaving the site. Mr. Meneilly discussed with Mr. Jeitner the review letter from Trans Associates and the reason for the number of parking spaces that they are proposing. Ms. Spence complimented the selection of plantings on the landscaping plan. A short discussion was held regarding the appropriate recommendation to forward regarding this application.

MS. SPENCE MADE A MOTION TO TABLE THE O'REILLY AUTOMOTIVE REVISED SITE PLAN (16-04) TO THE MAY 2, 2016 EAC MEETING. MS. RIEGER SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

OLD BUSINESS

Regarding the minutes for the February meetings of the Environmental Advisory Council and Planning Commission, Mr. Wilson pointed out a discrepancy in the substantive information presented by the applicant. He noted that that the EAC was told that the access off of W. Hardies Road would be an entrance only and would only permit right turns. He reported that, at the following Planning Commission meeting, the applicant stated that left turns at that entrance had not be restricted at that time. Mr. Wilson stated his belief that the EAC minutes accurately reflect what they were told at their meeting. Ms. Lukas agreed to forward this matter to Gateway Engineers for further review.

MR. WILSON MADE A MOTION TO APPROVE THE EAC MINUTES FROM THE REGULARLY SCHEDULED MEETING OF FEBRUARY 1, 2016. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

Ms. Spence requested a summary of the Wildwood Acres Lot Consolidation application. Ms. Lukas reviewed the lots that were included in this lot consolidation and confirmed that the property owners would need to submit a land development

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
APRIL 4, 2016

application before any site development could take place. Ms. Lukas and Ms. Spence discussed the forestry requirements in the Subdivision and Land Development Ordinance.

Ms. Spence requested more information regarding the Residents of Hampton group that has been discussed at several Planning Commission meetings. Ms. Rieger questioned if the Environmental Advisory Council could submit suggested changes for the next submission of amendments to the Zoning Ordinance. Ms. Lukas replied that this could be added as a discussion item for upcoming meetings. She asked that the members of the EAC look through the existing Zoning Ordinance and compile a list of suggested changes for discussion. The final list of recommended changes from the EAC would be forwarded to the Township via an official motion. Ms. Rieger specifically commented that the section regarding stream buffers does not comply with State regulations.

TRACKER REPORTS

None

NEW BUSINESS

None

OPEN DISCUSSION

Ms. Spence suggested that the Township consider a nightly email informing residents of various happenings throughout the Township. Ms. Lukas agreed to forward this suggestion to the Assistant Township Manager.

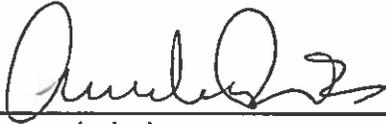
A short discussion was held regarding the use of Wildwood Sample Road as a detour for the upcoming work being performed by PennDOT on Wildwood Road.

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

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
APRIL 4, 2016

The meeting was adjourned at 8:01 P.M.

Respectfully submitted,



Amanda Lukas
Recording Secretary



John Heggstad
Chairperson