

PLANNING COMMISSION MEETING MINUTES
APRIL 11, 2016

The regular monthly meeting of the Hampton Township Planning Commission was held on Monday, April 11, 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. Hess, Mr. Nugent, and Mr. Venture. Mr. Deems 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

16-03 Allison Park Church Subdivision

In attendance representing Allison Park Church were Phil Bishop and Pastor Gregg Jacobs. Mr. Bishop provided a history of the lot and a brief summary of the application. Mr. Bishop discussed with Mr. Hess an existing 60' right-of-way on the property and the need for metes and bounds for that right-of-way. Mr. Orban stated that the applicants need to submit revised plans and/or an official response to the outstanding review letters for this application. Mr. Bishop remarked that they have spoked with Gateway Engineers and requested a determination from the Township solicitor regarding several comments from Gateway. Mr. Orban responded that the Township was unaware of this and has not received any official response from the applicant. Mr. Hess stated his opinion that the Planning Commission would need to see revised plans before approving the application. Mr. Orban and Mr. Bishop discussed an engineering comment regarding a previous subdivision of this lot. Mr. Venture asked for more details regarding a utility easement shown on the plans. Mr. Bishop replied that the utility easement will be used to provide access to utilities, specifically sanitary sewer service, to the new lot. Mr. Venture noted that the easement should be identified on the plans.

Mr. Venture discussed the existing stormwater flow pattern in this area. Mr. Bishop noted that there is currently sanitary sewer service to the existing house. Mr. Hess stated that the plans should reflect if there are any other existing utility easements. Mr. Bishop stated that the surveyor did not identify any additional easements. Mr. Venture questioned if the applicants have performed a title search to verify this, to which Mr. Bishop said no. Mr. Venture and Mr. Hess requested additional details regarding the location and configuration of the lots. Mr. Bishop addressed a comment regarding an old right-of-way that was established for the potential future extension of Lake Avenue. Mr. Bishop commented that

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this right-of-way was never adopted by the Township. He explained his reasoning for why he did not think they needed to address it on the plans. Mr. Orban replied that they still need to officially submit their response so that it can be reviewed by the Township engineer and/or solicitor. Mr. Nugent requested clarification on the sizes of the lots.

MR. VENTURE MADE A MOTION TO TABLE THE ALLISON PARK CHURCH SUBDIVISION (16-03) TO THE PLANNING COMMISSION MEETING OF MAY 9, 2016, SUBJECT TO THE APPLICANT'S RESPONSE AND AMMENDMENT OF THE PLANS IN ACCORDANCE WITH ALL ENGINEERING REVIEW LETTERS. MR. BAUMAN SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

16-05 Aquinas Academy Simple Subdivision

Chris Richardson, with Hampton Technical Associates, and Peter Blume, President of Aquinas Academy, were in attendance representing this application. Mr. Richardson presented a summary of the application and plans. Mr. Bauman asked about the purpose of the subdivision, which Mr. Blume provided additional clarity on. Mr. Venture and Mr. Orban discussed the location of an existing stormwater facility on one of the lots. Mr. Orban noted that there is a spring on the proposed lot that is the source of a significant amount of water. He stated that this spring is large enough that it has negatively impacted several nearby properties off-site. Mr. Orban commented that the Township's stormwater engineer has requested that an easement be established through this property to provide access to that stormwater facility and/or spring. Mr. Orban reported that Mr. Blume has agreed to establish this easement as a condition of approval of the application. Mr. Orban and Mr. Blume discussed the existing stormwater flow on the lots in question. Mr. Orban stated that the detention pond servicing the Aquinas Academy school site is unrelated to the stormwater runoff problems occurring off-site. Mr. Richardson and Mr. Orban discussed the presence of several stormwater pipes in that area. A short discussion was held regarding the storm water pipes and the potential sources of the water runoff. Mr. Blume stated that they are amenable to the easement as long as they can discuss the terms of the easement agreement with the Township. He stated his concern for the future property owner being held liable for unanticipated expenses due to this stormwater issue. Mr. Richardson described how they will be responding to all of the outstanding review comments.

MR. BAUMAN MADE A MOTION TO RECOMMEND APPROVAL OF THE AQUINAS ACADEMY SIMPLE SUBDIVISION (16-05) CONTINGENT UPON AN EASEMENT AGREEMENT BEING ESTABLISHED AS A CONDITION OF APPROVAL. MR. NUGENT SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

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OLD BUSINESS

MR. NUGENT MADE A MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FROM THE MEETING HELD MARCH 14, 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, residential and institutional directional signage, residential and commercial buffer requirements, temporary signage regulations, and digital signage requirements.

NEW BUSINESS

Nothing was brought before the Planning Commission for discussion.

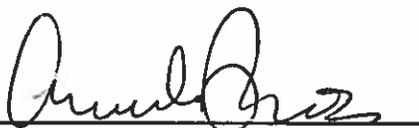
OPEN DISCUSSION

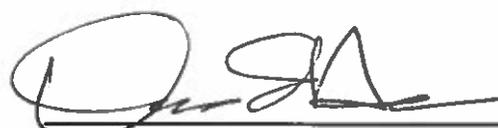
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MR. VENTURE MADE A MOTION TO ADJOURN THE MEETING. MR. BAUMAN SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

The meeting adjourned at 8:30 P.M.

Respectfully submitted,


Amanda Lukas
Recording Secretary


Dean Hess
Chairperson