

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
MAY 2, 2016

The regularly scheduled meeting of the Hampton Township Environmental Advisory Council was held Monday, May 2, 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 Ms. Gallogly, Mr. Heggestad, Mr. Meneilly, and Mr. Wilson. Ms. Rieger and Ms. Spence were 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

Mr. Heggestad reported that the applicant has granted an extension to the Township and requested that the application be tabled for one month.

MR. WILSON MADE A MOTION TO TABLE THE O'REILLY AUTOMOTIVE REVISED SITE PLAN (16-04) TO THE JUNE 6, 2016 EAC MEETING. MS. GALLOGLY SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

16-07 Uhl Contractor's Storage Yard Conditional Use

16-08 Uhl Contractor's Storage Yard Site Plan

David Weeber with Hampton Technical Associates was in attendance representing the applicant. Mr. Weeber gave a summary of the history of the lot and the proposed use. He displayed the development plans and described the existing site layout. Mr. Weeber discussed the existing topography and stormwater drainage to Pine Creek. Ms. Gallogly questioned if all stormwater will be directed to the retention basin, to which Mr. Weeber replied yes. Mr. Meneilly discussed the proposed areas of paving and Mr. Weeber noted that 10,000 square feet of impervious surface area has been added for the possible future construction of a building. Mr. Meneilly verified with Mr. Weeber that no structure or paving is being proposed in that future building area under this application. Ms. Gallogly

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
MAY 2, 2016

questioned the condition of the rest of the property, to which Mr. Weeber replied that it is unusable due to steep slopes, heavily forested areas and Pine Creek. Ms. Gallogly stated that one of the review letters calls out the need for a wetlands delineation. Mr. Weeber reported that they are in the process of having that completed. Mr. Meneilly pointed out a sheet on the plans that shows an area of tree removal and Mr. Weeber remarked that the plans show a rough estimate of possible tree removal. Mr. Meneilly stated that they will need to submit an accurate list of all trees being removed as well as their sizes. Ms. Gallogly added that the plans also need to show the number and species of the replacement plantings, as per the Township's regulations.

Mr. Meneilly questioned what type of equipment will be parked on site. Mr. Weeber replied that the commercial use will be for the storage of materials. Members of the EAC noted that the conditional use narrative submitted by the applicant specifically proposes the storage of heavy machinery on site. They questioned Mr. Weeber again regarding the specific types of materials that will be stored at this location. A short discussion followed regarding the type of materials to be stored on site, as well as the reason for the proposed amount of parking. Mr. Weeber indicated that he would speak to the applicant to clarify this issue, but he could not definitively state the types of materials that would be stored on site. He noted that he wrote the conditional use narrative prior to speaking with the property owner. Ms. Gallogly and Mr. Weeber discussed the existing landscaping conditions and the potential areas of tree removal. Mr. Heggstad reviewed the outstanding issues that must be resolved, including the wetlands delineation, approval of the NPDES permit, revising the Conditional Use narrative, revising the landscaping report to address the trees being removed, identifying the specific type of materials being stored on site, and addressing any outstanding comments from the review letters.

MR. WILSON MADE A MOTION TO TABLE THE UHL CONTRACTOR'S STORAGE YARD CONDITIONAL USE (16-07) AND THE UHL CONTRACTOR'S STORAGE YARD SITE PLAN (16-08) TO THE JUNE 6, 2016 EAC MEETING. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

16-10 Hampton Shoppes/Starbucks Revised Site Plan

Clifford Elicker with Gibson-Thomas Engineering Co. was in attendance representing the applicant. Mr. Elicker reviewed the proposed site development plans and proposed changes in impervious surface area. Mr. Heggstad questioned if they are adding an entrance off of Route 8, to which Mr. Elicker replied yes. Ms. Gallogly addressed comments that had recently been returned from Gateway Engineers regarding the size of the buffer yards. Mr. Elicker replied that he had not seen that review letter yet. Mr. Meneilly asked a question regarding the amount of interior seating and the need for the proposed amount of parking.

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
MAY 2, 2016

Ms. Gallogly pointed out that the Gateway review letter states that the front buffer yard along Oxford Blvd. does not meet the minimum requirements regarding sizing or landscaping. Mr. Elicker requested clarification regarding the definition of a front yard, which Ms. Lukas provided. Members of the EAC pointed out a potential typo in the Gateway review letter that references a "western" buffer yard. Ms. Gallogly pointed out several areas of tree removal listed on the plans. She stated that they must provide additional information on the plans regarding the size of the trees being removed, as well as the plantings that will be replacing them. Mr. Meneilly and Ms. Gallogly reviewed the various types of landscaping requirements in the Zoning Ordinance. Ms. Gallogly stated that they also must submit the species of the replacement trees, which should be a species that is included on the EAC's recommended plantings list. Ms. Gallogly also noted that they are proposing to plant a large amount of burning bush shrubbery. She requested that they intermix the species of shrubbery, so as not to use all of one single variety; however, whichever species they use should be from the EAC's recommended planting list. Mr. Heggstad stressed that the applicants need to address the outstanding comments from the engineering review letters. He remarked that they also need to address the issue of the amount of seating internal to the restaurant and whether the parking lot has enough spaces to accommodate this business.

MS. GALLOGLY MADE A MOTION TO TABLE HAMPTON SHOPPES/STARBUCKS REVISED SITE PLAN (16-10) TO THE JUNE 6, 2016 EAC MEETING. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

OLD BUSINESS

MR. WILSON MADE A MOTION TO APPROVE THE EAC MINUTES FROM THE REGULARLY SCHEDULED MEETING OF APRIL 4, 2016. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

The EAC discussed several potential updates to the Township Zoning Ordinance. Mr. Wilson pointed out a typo in Section 310-11, Definitions, in the listed definition of "caliper." He also noted that Section 310-59, E. (2), may need to be revised to reflect that the Environmental Advisory Council is an advisory board and only Township Council can grant exceptions to the regulations.

TRACKER REPORTS

None

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
MAY 2, 2016

NEW BUSINESS

None

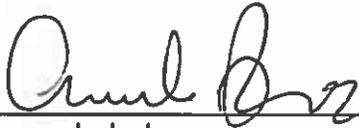
OPEN DISCUSSION

None

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

The meeting was adjourned at 7:51 P.M.

Respectfully submitted,



Amanda Lukas
Recording Secretary



John Heggstad
Chairperson