

PLANNING COMMISSION MEETING MINUTES
MAY 9, 2016

The regular monthly meeting of the Hampton Township Planning Commission was held on Monday, May 9, 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. Deems, Mr. Hess, Mr. Nugent, and Mr. Venture. Mr. Bauman 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 was Phil Bishop. Mr. Bishop discussed the changes that were made to the plan to address the remaining engineering comments. Mr. Nugent briefly discussed with Mr. Orban an outstanding comment from Gateway Engineers regarding the Lake Avenue right-of-way.

MR. NUGENT MADE A MOTION TO RECOMMEND APPROVAL OF THE ALLISON PARK CHURCH SUBDIVISION (16-03). MR. DEEMS SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

16-06 Freemore Simple Subdivision

Dale Polanosky was in attendance regarding this application. Mr. Polanosky stated that the plans were revised in accordance with a review letter received from Allegheny County. He noted that Gateway Engineers has issued a letter signing off on the plan. Mr. Hess commented that Gateway Engineers has requested the dimensions of a non-conforming garage. He stated that the applicant should comply with this request. Mr. Hess stated that any utilities on the property should be shown on the plan, as per Gateway's review letter.

MR. DEEMS MADE A MOTION TO RECOMMEND APPROVAL OF THE FREEMORE SIMPLE SUBDIVISION (16-06). MR. VENTURE SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

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16-04 O'Reilly Automotive Revised Site Plan

Seth Geeman, with Bohler Engineering, was in attendance representing the applicant. Mr. Geeman gave a brief summary of the application and existing conditions. Mr. Geeman detailed how they are proposing to comply with Township stormwater, landscaping and parking requirements. Mr. Hess requested clarification regarding their planned responses to the outstanding engineering items. Mr. Hess asked how they plan to respond to the Trans Associates review comment regarding the driveway width. Mr. Geeman replied that they have had a scoping meeting with PennDOT. He reported that PennDOT has approved the driveway width and he explained their proposed driveway entrance design. Mr. Orban noted that the Environmental Advisory Council has tabled this plan and the applicant has granted an extension for the review through June 30, 2016. Mr. Geeman stated that their intention is to comply with all outstanding engineering review comments. He and Mr. Venture discussed the possibility of adding a landscaping island to improve the aesthetics of the site. Mr. Hess commented that, since they have more than enough parking, they could use one or two of those spaces to add landscaping. Mr. Orban pointed out a concern regarding the location of an adjacent property's driveway on the O'Reilly Automotive site. Mr. Geeman did not know if this issue has been resolved, however, he did not believe that there would be anything preventing the adjacent driveway from being shifted south of the shared property line. Mr. Orban asked if the adjacent property owner has been notified of this issue, to which Mr. Geeman replied no. Mr. Hess questioned if they would be amenable to establishing a pedestrian pathway adjacent to Route 8. Mr. Geeman noted that, on the south side of the property, there is a retaining wall that would prevent this. Mr. Hess discussed this further with Mr. Geeman, stating that the pathway could be informal and would not need to be a full ADA compliant sidewalk. Mr. Geeman agreed to discuss this with the property owner. Mr. Deems discussed with Mr. Geeman the proposed plan for sanitary sewer service.

MR. DEEMS MADE A MOTION TO TABLE THE O'REILLY AUTOMOTIVE REVISED SITE PLAN (16-04) TO THE JUNE 13, 2016 PC MEETING. MR. NUGENT 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 this application. Mr. Weeber summarized the application and detailed several changes that they will be making to address comments from PVE Sheffler Engineers. Mr. Weeber noted that they are proposing to use a 30" earthen mound in lieu of hedgerows for the buffer yards. He remarked that they do not have an exact count regarding the number of trees that will need to be removed; however, they are planning to fully comply with the Township's replacement ratios. Mr. Weeber reviewed the revised lighting plan, as well as several changes to the landscaping plan. He explained that the possible future construction of a building is not covered under this application; however, they have

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included the dimensions for the building into their calculations for parking and stormwater. Mr. Venture questioned the potential use for this tentative building. Mr. Weeber stated that the building, if eventually constructed, would provide sanitary facilities for the workers. Mr. Nugent questioned if the existing house and barn will remain, to which Mr. Weeber replied yes. Mr. Orban clarified that the applicant has expressed an interest in renting out the existing single-family dwelling. Mr. Deems and Mr. Weeber discussed the size of the trucks that will be accessing the site. Mr. Orban questioned if a Township sanitary line crosses into the property at any point. Mr. Weeber stated that there is a Township sanitary sewer line about 700' – 1000' down over the hill but it is not feasible to tap into. Mr. Orban noted that any future building permit application would need to address this by showing how they will provide water and sewer service. Mr. Orban also noted that commercial buildings over 5,000 square feet are required to have sprinklers. Mr. Weeber discussed with members of the Planning Commission the types of materials and equipment that would be stored on site. Mr. Deems asked if the site would be secured with a fence. Mr. Weeber stated that the plans do not specifically call for that at this time but it may be in their best interest to have one. Several remarks were exchanged regarding the location of the creek on site. Mr. Venture noted that the right-of-way for the railroad should be shown on the plans.

MR. VENTURE MADE A MOTION TO TABLE THE UHL CONTRACTOR'S STORAGE YARD CONDITIONAL USE (16-07) TO THE JUNE 13, 2016 PLANNING COMMISSION MEETING. MR. NUGENT SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

MR. VENTURE MADE A MOTION TO TABLE THE UHL CONTRACTOR'S STORAGE YARD SITE PLAN (16-08) TO THE JUNE 13, 2016 PLANNING COMMISSION MEETING. MR. DEEMS SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

16-09 Hampton Shoppes/Starbucks Conditional Use
16-10 Hampton Shoppes/Starbucks Revised Site Plan

John Schleicher, with Gibson-Thomas Engineering, was in attendance representing this application. Mr. Schleicher summarized the application and existing conditions. He reviewed the parking breakdown, including the number of required spaces and the number of spaces that will be provided post-construction. Mr. Schleicher reviewed the stormwater management plan and noted that they are decreasing the overall amount of impervious surface area. Mr. Hess discussed the possibility of redesigning the layout of the landscaping islands to prevent traffic from backing up. Mr. Schleicher remarked that they have received comments from Gateway Engineers and Allegheny County regarding this issue. He reported that they intend to review, and possibly redesign, the layout based on these comments. Mr. Venture remarked regarding the traffic patterns that would result from the current design. Members of the Planning Commission stated the importance of using barriers and signage to make the intended traffic flow clear. Mr. Venture expressed concern that vehicles travelling in a certain direction may become trapped due to the

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current layout. A lengthy discussion was held regarding the traffic plan and parking layout. Mr. Orban stated that the flow through the lot is a serious concern for the Township as well. Mr. Schleicher discussed the results of a traffic scoping meeting that was held with PennDOT. Mr. Orban suggested revisions to the format of the plans. Mr. Schleicher briefly summarized the landscaping plan and asserted that they are exceeding the landscaping requirements. Mr. Orban remarked that they should verify that the current landscaping on the Hampton Shoppes property meets the specifications that were approved as a part of the original landscaping plan for this development. A short discussion was held regarding this issue. Mr. Venture stated the importance of having pedestrian connectivity from the existing shopping area to the Starbucks. He suggested that they add a pathway so that people shopping in the existing stores can access the coffee shop without needing to move their vehicles. Mr. Hess added that they could connect this walkway to the ADA accessible curb cuts by the roadway.

Ed Thaner, representing the property owner Sirera Properties LP, provided a summary of the history of the property. He expressed his view that the Township should not force the developer to update landscaping outside of the proposed Starbucks area. Mr. Orban stated that, while the Township does not arbitrarily force people to make updates, if an application for a Conditional Use or Revised Site Plan is filed then it is typical for the property to be required to be brought up to compliance at that time. He stated that this policy has been put into practice with many other commercial businesses that have filed for land development applications. Mr. Hess added that, depending on what the original plan shows, this may not even be an issue. Mr. Schleicher asked if they may combine the loading zone with one of the employee parking spots since all deliveries will be made during off hours. He noted that the delivery truck will be small and would fit in a standard parking space. Mr. Orban replied that he needs to submit this request in writing so that it can be forwarded to the Township engineer for review. Several remarks were exchanged regarding the possible locations for the loading zone.

MR. NUGENT MADE A MOTION TO TABLE THE HAMPTON SHOPPES/STARBUCKS CONDITIONAL USE (16-09) TO THE JUNE 13, 2016 PLANNING COMMISSION MEETING. MR. DEEMS SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

MR. NUGENT MADE A MOTION TO TABLE THE HAMPTON SHOPPES/STARBUCKS REVISED SITE PLAN (16-10) TO THE JUNE 13, 2016 PLANNING COMMISSION MEETING. MR. DEEMS SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

16-11 Hampton Plaza Revised Site Plan & Lot Consolidation

Sandy Nelko, with Shoup Engineering, was in attendance representing this application. Ms. Nelko displayed the site development plans and summarized the details of the application. Mr. Venture questioned the reason for the new entrance. Ms. Nelko explained the problems that they have had with traffic circulation and with tractor trailers accessing

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the property using the existing entrances. Mr. Venture asked if they will be removing the middle entrance off of Route 8. Ms. Nelko replied that the property owner would like to keep that entrance if possible, however, they are still in talks with PennDOT and Trans Associates regarding this issue. Several comments were exchanged regarding the existing ADA accessible parking spaces. Ms. Nelko reviewed the outstanding engineering items and how they will be addressing each comment. A short discussion was held regarding the grading of the proposed entrance. Mr. Hess expressed support for eliminating the middle entrance but he recognized that PennDOT will have the final say on this matter. Ms. Nelko described the existing landscaping conditions. Mr. Orban stated that they will need to verify if the current landscaping meets the minimum requirements in the landscaping plan that was originally approved. A short discussion was held regarding whether the additional parking is needed. Mr. Venture expressed support for adding green space or landscaping islands to the proposed parking area. Mr. Orban noted that they could install an additional buffer yard in lieu of adding more parking than is necessary. Mr. Venture suggested adding an access easement to the plan to accommodate a possible future purchase of an adjacent property. Ms. Nelko and Mr. Orban discussed the Township's lighting requirements. Ms. Nelko agreed to look into the possibility of adding a pedestrian walkway or other form of pedestrian connectivity.

MR. VENTURE MADE A MOTION TO TABLE THE HAMPTON PLAZA REVISED SITE PLAN & LOT CONSOLIDATION (16-11) TO THE JUNE 13, 2016 PLANNING COMMISSION MEETING. MR. NUGENT SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

OLD BUSINESS

MR. VENTURE MADE A MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FROM THE MEETING HELD APRIL 11, 2016. MR. NUGENT SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

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 FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

