

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
JUNE 6, 2016

The regularly scheduled meeting of the Hampton Township Environmental Advisory Council was held Monday, June 6, 2016, at the Hampton Township Municipal Building, 3101 McCully Road, Allison Park, PA. Ms. Spence called the meeting to order at 7:00 pm. Present at roll call were Ms. Gallogly, Mr. Meneilly, Ms. Rieger, Ms. Spence, and Mr. Wilson. Mr. Heggstad was absent. Colleen Perrucci, Permit Clerk, was also present.

CHAIRPERSON ANNOUNCEMENTS

None

ADMINISTRATION

Ms. Spence noted that Council has appointed a new member to fill the vacancy on the EAC.

PLAN REVIEWS

16-04 O'Reilly Automotive Revised Site Plan

Ms. Spence commented that the applicant has granted an extension to the Township for the review of this application, which Council has accepted. She explained that this means that the application has been tabled and will not be reviewed by the EAC this month.

16-07 Uhl Contractor's Storage Yard Conditional Use

16-08 Uhl Contractor's Storage Yard Site Plan

Ms. Spence remarked that, as with the O'Reilly Automotive Revised Site Plan, the applicant has granted an extension to the Township for the review of this application, which Council has accepted. These applications are also tabled and will not be reviewed by the EAC this month.

16-09 Hampton Shoppes/Starbucks Conditional Uses

16-10 Hampton Shoppes/Starbucks Revised Site Plan

John Schleicher with Gibson-Thomas Engineering was in attendance representing this application. Mr. Schleicher stated that he believes they have resolved all of the EAC's concerns. He reviewed the environmental improvements that they are making on site, including reducing the total amount of impervious surface area,

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
JUNE 6, 2016

adding landscaping, installing landscaped parking islands, and adding stormwater management controls. Mr. Schleicher pointed out an area of buffer landscaping that they are adding near the rear of the Kentucky Fried Chicken building. Mr. Schleicher reviewed the species of the proposed tree and shrub plantings. Ms. Spence requested clarification regarding the plantings listed on the landscaping plan. Mr. Schleicher noted that one of the proposed species of shrubbery was not included in the legend of the landscaping plan. He reported that the omitted shrub is a Cotoneaster Coral Beauty. Mr. Meneilly pointed out a note on the plans that allows for the species of the plantings to be changed to a similar species if the landscaping contractor determines it to be necessary due to the field conditions. Mr. Meneilly remarked that this could essentially allow them to plant whatever they want. Mr. Schleicher replied that they could remove the note if they are asked to, but he doesn't generally like to tie the hands of a good landscape contractor. Ms. Rieger expressed concern regarding the potential use of an invasive species. Mr. Schleicher agreed to revise the note to only allow plantings of similar non-invasive species from the EAC's recommended planting list. Ms. Gallogly requested clarification regarding the replacement of two trees that will be removed due to the location of the Starbucks building. Mr. Schleicher replied that they will be planting three replacement trees near the entrance to the building. Several comments were exchanged regarding the different types of required plantings. He added that they will also be planting nine more trees in a buffer yard along the northern portion of the property, which is not required. Ms. Spence thanked him for adding the buffer plantings. Mr. Schleicher noted that they will be improving upon the current site, which does meet the landscaping requirements that were approved when it was developed. Mr. Meneilly and Mr. Schleicher briefly discussed the lighting plan.

MS. RIEGER MADE A MOTION TO RECOMMEND APPROVAL OF THE HAMPTON SHOPPES/STARBUCKS CONDITIONAL USES (16-09) AND THE HAMPTON SHOPPES/STARBUCKS REVISED SITE PLAN (16-10) CONTINGENT UPON A NOTE BEING ADDED TO THE REVISED PLANS STATING THAT ONLY NON-INVASIVE SPECIES FROM THE EAC'S RECOMMENDED PLANTING LIST WILL BE USED FOR ALL PLANTINGS, AND ALSO CONTINGENT UPON THE APPROVAL OF THE FINAL LIGHTING PLAN BY GATEWAY ENGINEERS. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

16-12 HTSD PARKING LOT EXPANSION REVISED SITE PLAN

Ms. Spence remarked that they have not received sufficient plans regarding this application to be able to conduct a full review. Paul Perlick with JB Fay Co., the Superintendent of this project, and Nate Dwyer with JB Fay Co., the Project Manager, were in attendance representing this application. Mr. Perlick passed out revised plans that had not yet been submitted to the Township. He provided a brief summary of the timeline and explained why the drawings have been submitted piecemeal. Mr. Perlick provided a summary of the proposed project.

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
JUNE 6, 2016

Mr. Meneilly, Ms. Spence, and Mr. Perlick discussed the proposed number of spaces that will be added. Mr. Meneilly and Mr. Perlick exchanged several remarks regarding the amount of fill that will be added to the site. Mr. Meneilly questioned if there is a watercourse at the bottom of the hillside, to which Mr. Perlick replied no. Ms. Gallogly questioned if they will be removing trees, to which Mr. Perlick replied yes. Ms. Gallogly reviewed the tree replacement regulations and explained the way that the plans should document this. Ms. Spence remarked that they will need to identify the trees that are being removed, the size of the trees at shoulder height, the species of those trees, and the slopes need to be identified as well. Ms. Spence noted that there may be wetlands at the bottom of that hillside and questioned if they will be working above them. Mr. Perlick replied that the disturbance will only extend to the Rachel Carson trail, which is about half way down the hillside. Ms. Spence requested that they submit a soil identification map for the hillside, as well as information regarding how the trees will be replaced and where will the plantings be located.

Ms. Rieger identified several revisions needed on the plans, including specifying how quickly after a runoff event the E & S controls will be checked, designating cut and fill separately on the plans, and adding a note that the outlet structure is existing. Ms. Spence requested information regarding the type of grass they will be using and stated that the School District should submit their input since they will be responsible for maintaining the plantings and site work. Ms. Rieger asked where they will obtain additional fill if they are unable to get enough from the Wildwood Road Site. Mr. Perlick replied that they will only add as much parking as they are able to with the fill from the Wildwood Road site. They will not be obtaining fill from any other sites. Ms. Rieger requested that they identify the location of the anti-vortex device on the plans. Ms. Rieger also explained the need to identify the E & S BMPs that will be used to protect the stream at the bottom of the hillside. Ms. Rieger requested a copy of the E & S report that was submitted to the Allegheny County Conservation District.

MS. GALLOGLY MADE A MOTION TO TABLE THE HTSD PARKING LOT EXPANSION REVISED SITE PLAN (16-12). MR. WILSON SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

OLD BUSINESS

MR. WILSON MADE A MOTION TO APPROVE THE EAC MINUTES FROM THE REGULARLY SCHEDULED MEETING OF MAY 2, 2016. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

Ms. Spence remarked that Ms. Rieger had previously suggested that the EAC review the Zoning Ordinance and pass along any recommended changes since

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
JUNE 6, 2016

Zoning Ordinance will be updated soon. She suggested that Ms. Rieger identify the first area that they should review for possible changes, which can be discussed at the next meeting.

Ms. Spence stated that the Guardian Storage site is located on top of red bed clay. She discussed this with the other members of the EAC. She questioned if the Township has a map of red bed clay sites.

TRACKER REPORTS

None

NEW BUSINESS

None

OPEN DISCUSSION

None

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

The meeting was adjourned at 7:55 P.M.

Respectfully submitted,



Amanda Lukas
Recording Secretary



John Heggstad
Chairperson