

**PLANNING COMMISSION MEETING MINUTES**  
**JUNE 13, 2016**

The regular monthly meeting of the Hampton Township Planning Commission was held on Monday, June 13, 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. Deems, Mr. Hess, Mr. Nugent, and Mr. Venture. 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**

**16-04 O'Reilly Automotive Revised Site Plan**

The applicant has granted an extension to the Township, which was accepted by Council, through July 30, 2016. As the application was tabled, the Planning Commission did not conduct any review or discussion.

**16-07 Uhl Contractor's Storage Yard Conditional Use**

**16-08 Uhl Contractor's Storage Yard Site Plan**

The applicant has granted an extension to the Township, which was accepted by Council, through July 31, 2016. As the application was tabled, the Planning Commission did not conduct any review or discussion.

**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 presented a summary of the changes that have been made in response to the review letters. He described alterations that have been made to the traffic plan and parking areas in an effort to open up the flow of vehicles through the site. Regarding the Planning Commission's request for pedestrian connectivity, Mr. Schleicher described the difficulty they have had locating nearby sidewalks to connect to, as well as the drawbacks with installing a sidewalk from Hampton Shoppes to the Starbucks store. He noted that they have received conditional approval from the EAC and clean review

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letters from Gateway Engineers for both applications. Mr. Hess requested clarification regarding the location of the loading zone. Mr. Hess and Mr. Schleicher discussed the status of the traffic review by Trans Associates. Mr. Venture remarked regarding the stacking of vehicles in the drive through lane. Mr. Schleicher stated that the current design will prevent stacked traffic from spilling out onto Route 8 or into the Hampton Shoppes parking lot.

Mr. Bauman questioned if a soils analysis has been conducted for the stormwater detention area. Mr. Schleicher described their stormwater plan and noted that they are providing all of the required volume in a storage tank. He added that, as per the Township Stormwater Ordinance, since they are not claiming any credit for infiltration, they would like to provide documentation post construction of the soils analysis. This is also partially due to the fact that the soil in question is buried five feet below the surface of the current parking lot. He asserted that it would be impractical to try to dig down and test it now. He added that, even with no infiltration, they would still meet code because they are providing structural volume control. A short discussion was held regarding why they need to perform an infiltration test. Mr. Venture discussed the dumpster location and Mr. Schleicher detailed the design of the dumpster enclosure. Mr. Orban questioned if they will have outdoor seating, to which Mr. Schleicher replied yes. Mr. Orban questioned if the outdoor seating was taken into account in the parking calculations. Mr. Schleicher reported that it was not, however, they are proposing to install 18 spaces more than what is required. Mr. Orban also noted that any overhangs on the building should be included in the setback calculations. Mr. Schleicher replied that they are set back more than the minimum requirement, but he agreed to take that into account when submitting the Building Permit application. Regarding the sidewalks, Mr. Hess questioned if there are any crosswalks in the surrounding area. Mr. Venture suggested that they could add a crosswalk across Oxford Blvd., and asked that they consider adding a small sidewalk to connect the crosswalk to the building. Mr. Schleicher agreed to discuss this with PennDOT and Trans Associates.

**MR. VENTURE MADE A MOTION TO RECOMMEND APPROVAL OF THE HAMPTON SHOPPES/STARBUCKS CONDITIONAL USE (16-09) SUBJECT TO THE FOLLOWING CONDITIONS; THE APPLICANT MUST RESOLVE ALL OUTSTANDING COMMENTS FROM THE REVIEW LETTER BY TRANS ASSOCIATES, THE APPLICANT MUST COMPLY WITH ALL PENNDOT REGULATIONS, THE APPLICANT SHOULD PUT ADDITIONAL THOUGHT INTO PEDESTRIAN CONNECTIVITY FROM THE PROPOSED BUILDING ACROSS OXFORD BLVD. TO THE EXISTING CROSSWALK, AND THE TOWNSHIP TRAFFIC ENGINEER AND PENNDOT MUST SIGN OFF ON THE PLAN. MR. BAUMAN SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.**

**MR. VENTURE MADE A MOTION TO RECOMMEND APPROVAL OF THE HAMPTON SHOPPES/STARBUCKS REVISED SITE PLAN (16-10) SUBJECT TO THE SAME CONDITIONS AS STATED FOR THE HAMPTON SHOPPES/STARBUCKS CONDITIONAL USE (16-09). MR. BAUMAN SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.**

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**16-11 Hampton Plaza Revised Site Plan & Lot Consolidation**

The applicant has granted an extension to the Township, which was accepted by Council, through July 31, 2016. As the application was tabled, the Planning Commission did not conduct any review or discussion.

**16-12 HTSD Parking Lot Expansion Revised Site Plan**

Andrew Dzurko with Hunt Valley Environmental was in attendance representing the applicant. Mr. Dzurko summarized the plans and reviewed the changes that have been made to the application following the previous Planning Commission meeting. Mr. Dzurko stated that revised plans will be submitted to the Township shortly and he reviewed the outstanding comments on the engineering review letters. Mr. Dzurko questioned how he should depict the existing parking on the plans. He summarized the proposed stormwater plan and noted that there are currently no stormwater controls in place for the existing parking lot. Mr. Hess questioned what will be used to protect cars from going over the hillside. Mr. Dzurko responded that they will be installing bumper blocks and added that the stormwater swale will also provide a small barrier. Several comments were exchanged regarding the type of soil that will be used as fill. Mr. Orban discussed the timeline for the review process. Mr. Hess questioned what type of vegetation will be planted on the slope. Mr. Dzurko replied that the hillside will be reseeded with a grass mix that is used by PennDOT. Mr. Hess asked where they will plant the replacement trees. Mr. Dzurko responded that they would like to plant them on top if that is acceptable to the Township and School District.

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

**OLD BUSINESS**

**MR. DEEMS MADE A MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FROM THE MEETING HELD MAY 9, 2016. MR. NUGENT SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.**

The Planning Commission continued their ongoing discussions regarding potential updates to the Township Zoning Ordinance. Several topics were discussed, including changes to the accessory structure setback regulations, fencing regulations, directional signage in institutional and residential areas, and temporary signage regulations.

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**NEW BUSINESS**

A short discussion was held regarding the ongoing meetings of the Residents of Hampton group.

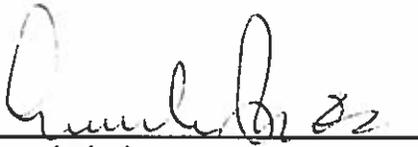
**OPEN DISCUSSION**

Nothing was brought before the Planning Commission for discussion.

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

The meeting adjourned at 8:55 P.M.

Respectfully submitted,



Amanda Lukas  
Recording Secretary



Dean Hess  
Chairperson