

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
JULY 5, 2016

The regularly scheduled meeting of the Hampton Township Environmental Advisory Council was held Tuesday, July 5, 2016, at the Hampton Township Municipal Building, 3101 McCully Road, Allison Park, PA. Mr. Heggstad called the meeting to order at 7:00 pm. Present at roll call were Ms. Gallogly, Mr. Heggstad, Ms. Kelly, Mr. Meneilly, Ms. Rieger, and Mr. Wilson. Ms. Spence arrived at approximately 7:05 pm. Amanda Lukas, Land Use Assistant, was also present.

CHAIRPERSON ANNOUNCEMENTS

None

ADMINISTRATION

Mr. Heggstad welcomed Laura Kelly, the newly appointed member of the Environmental Advisory Council. Ms. Kelly provided a brief summary of her background and professional experience.

PLAN REVIEWS

16-04 O'Reilly Automotive Revised Site Plan

Seth Gahman with Bohler Engineering was in attendance representing this application. Mr. Gahman reviewed the changes that have been made to the plans in an effort to address the EAC's concerns. He noted that the Phase 1 environmental report has been updated and he was not aware of any problems called out in the new report. He detailed several minor plan changes and reviewed the landscaping plan and replacement plantings. Mr. Gahman reported that they will be using the existing vegetation along Oakview Drive to count towards the required buffer yard plantings in that area. He noted that they will be supplementing the existing vegetation with a row of pine trees to meet the planting requirements for Buffer Yard A. Ms. Spence stated that it is permissible to use the existing vegetation for buffer yard plantings, however, she observed that the existing trees do not provide much screening for the adjacent residential property. She added that, since shrubbery is required under Buffer Yard A, she recommended the addition of shrubs for visual screening. Mr. Gahman agreed that the shrubbery is something they could add to the Landscaping Plan.

MS. SPENCE MADE A MOTION TO RECOMMEND APPROVAL OF THE O'REILLY AUTOMOTIVE REVISED SITE PLAN (16-04) CONTINGENT UPON THE ADDITION OF SHRUBBERY ALONG THE EASTERN PROPERTY LINE TO MEET THE REQUIREMENTS OF BUFFER YARD A. MS. GALLOGLY

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SECONDED. VOTE WAS UNANIMOUS BY THE SEVEN (7) 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 provided a summary of the outstanding problems, as identified by the EAC, and noted that the replacement trees have been identified on the new plan set. Ms. Gallogly questioned what types of materials will be stored on site and asked if any vehicles will be stored there. Mr. Weeber replied that the most recent plan set only requested the storage of vehicles if that meant that there would be no additional requirements. He explained that the property owner would prefer to avoid installing an additional BMP, which would be required if they wanted to store vehicles on site. As such, Mr. Weeber stated that there will be no vehicles, trailers, or heavy equipment, including anything with a motor, stored on the site. He noted that the property owner has agreed to only store construction materials such as wood, metal and brick on this property. Mr. Wilson noted that vehicles will need to enter and exit the site on a daily basis to access the construction material. He also remarked that requirement for a BMP is listed under the Stormwater Ordinance and is triggered by the addition of impervious surface area, not storage of vehicles. Mr. Wilson expressed concern regarding the Township's ability to enforce whether or not the property owner is storing vehicles on the site once the review process has concluded. Mr. Weeber clarified that the driveway will only be paved through the PennDOT right-of-way for the turning radius. He noted that PennDOT has specifically requested that the driveway be paved through the right-of-way, but the rest of the driveway and parking surface will be gravel. Ms. Rieger questioned if they will be storing any liquids, to which Mr. Weeber replied no.

Ms. Rieger pointed out several formatting revisions that need to be made on the plans. She also reviewed numerous errors on the data sheets for the wetlands delineation report, but noted that the overall findings of the report were unaffected by these errors. Mr. Wilson requested clarification regarding the location of several plantings. Ms. Gallogly and Mr. Wilson discussed the eastern border of the property along Wildwood Sample Road. The applicant has requested to use the existing vegetation in that area to count towards the required plantings for Buffer Yard A, however, Mr. Weeber noted that they would be amenable to adding more plantings to supplement the existing vegetation, if so required by the Township. Mr. Meneilly and Mr. Wilson discussed the definition of "storage" under the Zoning Ordinance, with Mr. Wilson noting that the Gateway review letter defines it as "the storage of heavy equipment or vehicles that are not in daily use". Mr. Weeber stated again that the site will only be used for the storage of dry materials, and will not be used for the storage of vehicles, heavy equipment, fuel, tanks or anything else with a motor. He stated again that they will only be storing brick, wood and

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metal materials. Ms. Spence and Mr. Weeber discussed the condition of the existing vegetation in the buffer yard along Wildwood Sample Road, with Ms. Spence pointing out that some of the trees in that area are dead. Mr. Meneilly verified that the lot is a single deed parcel.

MR. WILSON MADE A MOTION TO RECOMMEND APPROVAL OF THE UHL CONTRACTOR'S STORAGE YARD CONDITIONAL USE (16-07) CONTINGENT UPON THE FOLLOWING CONDITIONS: ONLY THE STORAGE OF BRICK, WOOD, AND METAL MATERIALS IS ALLOWED, THE VEHICLES PARKED ON THE LOT MUST BE IN DAILY USE AND MAY NOT BE STORED LONG TERM, THE APPLICANT MAY USE THE EXISTING VEGETATION BUT MUST ADD WHATEVER VEGETATION IS NECESSARY ALONG THE PROPERTY LINE ABUTTING WILDWOOD SAMPLE ROAD TO MEET THE REQUIREMENTS OF BUFFER YARD A. MS. RIEGER SECONDED. VOTE WAS UNANIMOUS BY THE SEVEN (7) MEMBERS PRESENT. MOTION CARRIED.

MS. GALLOGLY MADE A MOTION TO RECOMMEND APPROVAL OF THE UHL CONTRACTOR'S STORAGE YARD SITE PLAN (16-08) CONTINGENT UPON THE SAME CONDITIONS AS THOSE LISTED FOR THE UHL CONTRACTOR'S STORAGE YARD CONDITIONAL USE (16-07). MR. WILSON SECONDED. VOTE WAS UNANIMOUS BY THE SEVEN (7) MEMBERS PRESENT. MOTION CARRIED.

16-12 HTSD PARKING LOT EXPANSION REVISED SITE PLAN

Andrew Dzurko with Hunt Valley Environmental and Nate Dwyer with Joseph B. Fay Co. were in attendance representing this application. Mr. Heggstad noted that work has already commenced on this project and expressed concern regarding the stability of the bank/hillside during a heavy rain event. Mr. Dzurko replied that a keyway has been installed to prevent the bank from sliding. Post-construction, a combination of matting and vegetative seeding will be used to prevent surface erosion. Ms. Lukas provided a summary of the review process timeline. She reported that the applicant has received authorization from the Township to install E&S controls and store material on-site so as not to delay the progress of the emergency repairs on Wildwood Road by PennDOT. Mr. Heggstad discussed the proposed plan with Mr. Dzurko, as well as alternative options for the plan. Mr. Dzurko reviewed the proposed stormwater plan. Mr. Dzurko apologized for the last minute plan submissions and accelerated review. He also noted that the keyway meets all engineering requirements to hold a slope of that size. Ms. Spence questioned why they have not included any information regarding the parking lot planting requirements listed in the Zoning Ordinance. Mr. Dzurko reported that he was not aware of these regulations. Ms. Spence explained that there is a requirement for parking lot shrubbery and/or trees depending on the total number of new parking spaces.

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Ms. Gallogly pointed out that the trees being removed, as well as the replacement plantings, need to be added to the plans. Mr. Meneilly discussed the existing and proposed topographic conditions with Mr. Dzurko. Mr. Dzurko reported that they are proposing to expand the width of the parking lot by approximately 30' and add one row of parking spaces. He estimated that they would be adding approximately 32 spaces. Ms. Gallogly pointed out that the plan proposes adding only 20 new spaces. Mr. Dzurko replied that they will be adding 20 spaces if that is what the plans call for, however, it is difficult to give an exact number since they do not know precisely how much fill will be removed from the Wildwood Road site. Mr. Meneilly requested clarification regarding whether the trail and the stream at the bottom of the hillside will be impacted by the fill work. Mr. Dzurko replied that they will not be close to the stream at all, and will be separated from the trail by a 20' buffer. Mr. Dzurko discussed the source of the stream at the bottom of the hillside with Mr. Meneilly.

Ms. Rieger discussed the applicant's permitting status with the Allegheny County Conservation District. Mr. Dzurko remarked that they have been given approval of the non-NPDES E&S plan and were not required to submit an additional environmental report. Ms. Rieger pointed out numerous deficiencies in the data forms included with the environmental report that was submitted to the Township. She requested that the applicant add a note to the plans specifying that the stream is outside of the study area and will not be impacted by the construction. Ms. Rieger discussed the soil pits with Mr. Dzurko and expressed concern that, since they were only dug to a depth of 4" instead of the recommended 20", they may have missed the presence of hydric soils or other conditions supporting a wetland. She recommended that the evaluation be completed again and the report be resubmitted. Mr. Heggstad questioned how they plan to prevent erosion on the hillside. Mr. Dzurko reported that they will be installing matting and re-vegetating the hillside to prevent surface erosion. Mr. Heggstad expressed concern regarding the possibility of a slide during a heavy rain event. Ms. Spence reviewed the parking space planting requirements in the Zoning Ordinance. Ms. Gallogly explained the difference between replacement plantings and parking lot plantings. Several comments were exchanged regarding the appropriate recommendation to make regarding this application. Several EAC members expressed hesitance to recommend approval of a plan that needs a significant amount of revisions to meet the current code requirements.

MR. MENEILLY MADE A MOTION TO RECOMMEND APPROVAL OF THE HTSD PARKING LOT EXPANSION REVISED SITE PLAN (16-12) CONTINGENT UPON THE FOLLOWING REQUIRED CONDITIONS: THE APPLICANT MUST SUBMIT A REVISED ENVIRONMENTAL REPORT THAT INCLUDES SOIL PROFILES AND PICTURES OF THE SOIL PITS, THE FINAL PLAN MUST BE IN COMPLIANCE WITH ANY AND ALL REQUIREMENTS IN THE ZONING ORDINANCE REGARDING PARKING LOTS AND PLANTINGS, THE EAC ENCOURAGES THE APPLICANT TO PLANT THE REQUIRED TREES AND SHRUBBERY ON THE HILLSIDE TO ANCHOR THE SLOPE

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AGAINST EROSION, AND AS A COMMITTEE, THE EAC WILL CONTINUE TO MONITOR THIS PLAN AND MAKE RECOMMENDATIONS AS THE PROJECT MOVES FORWARD. MS. SPENCE SECONDED. MS. KELLY, MR. MENEILLY, MS. SPENCE AND MR. WILSON VOTED TO RECOMMEND APPROVAL. MR. HEGGESTAD, MS. GALLOGLY AND MS. RIEGER VOTED TO RECOMMEND NOT APPROVED. MOTION CARRIED.

A short discussion was held pertaining to the EAC's previously stated concerns regarding this project.

OLD BUSINESS

MS. GALLOGLY MADE A MOTION TO APPROVE THE EAC MINUTES FROM THE REGULARLY SCHEDULED MEETING OF JUNE 6, 2016. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE SEVEN (7) MEMBERS PRESENT. MOTION CARRIED.

The EAC continued their ongoing discussions of potential updates to the Township Zoning Ordinance. Ms. Rieger noted that Article 10, Section 310-61, A (5.), of the Zoning Ordinance defines a watercourse as "a waterway having a tributary area of 100 acres or more." She stated that this is an incorrect definition that is not consistent with the PADEP definition. She remarked that this section should be revised so that the Township is meeting the minimum standards set by the State. She recommended that the definition be revised to state "any channel or conveyance of surface water having defined bed and banks, whether natural or artificial, with perennial or intermittent flow." Ms. Rieger noted that the Township can be more stringent than the State, but should not be less stringent than the State requirements. Mr. Wilson commented that Article 10, Section 310-59 of the Zoning Ordinance is missing the letter "E" on page 310:93 and missing the letters "b" and "c" on page 310:97.

TRACKER REPORTS

A lengthy discussion was held regarding the EAC's tracker list. The list was updated and several newly approved plans were assigned to various EAC members.

NEW BUSINESS

None

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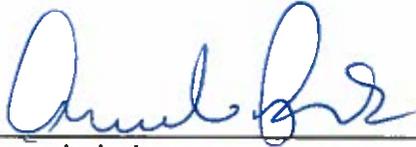
OPEN DISCUSSION

None

MS. GALLOGLY MADE A MOTION TO ADJOURN THE MEETING. MS. RIEGER SECONDED. VOTE WAS UNANIMOUS BY THE SEVEN (7) MEMBERS PRESENT. MOTION CARRIED.

The meeting was adjourned at 9:00 P.M.

Respectfully submitted,



Amanda Lukas
Recording Secretary



John Heggstad
Chairperson