

PLANNING COMMISSION MEETING MINUTES
JULY 11, 2016

The regular monthly meeting of the Hampton Township Planning Commission was held on Monday, July 11, 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. Hess, Mr. Nugent, and Mr. Venture. Mr. Deems 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

16-13 Goeller-Lakewood Simple Subdivision

Anita Goeller, the property owner, was in attendance representing this application. She confirmed that this plan is simply a proposal to split one lot into two. Several comments were exchanged regarding Lakewood Road and its status and condition. Jerry Good, the owner of several adjacent properties on Lakewood Road, expressed concern regarding water runoff. He stated that he lives in a low area which receives a large amount of runoff from various areas. Mr. Good detailed numerous sources of runoff in the surrounding area and he stated that this area cannot handle any more stormwater. He noted that several new projects in the area have installed stormwater management controls that have worked very well in containing the water generated by those sites. He stated that he hopes any new buildings would require similar controls. He also requested that a row of trees be planted along the property line to provide privacy for both properties. Mr. Good suggested 5'-6' Norway Spruce trees due to their resistance to deer. Ms. Goeller replied that they will not be removing any existing trees as a part of this project. Mr. Good stated that he does not want to cause problems for the Goellers and he wished them well, but noted that he does want to see these issues addressed. Mr. Hess replied that the Township has no ability to request the improvements that Mr. Good requested as a part of this subdivision application. Mr. Venture noted that, if they choose to build on the second lot in the future, they will be required to install appropriate stormwater controls at that time. Mr. Hess also added that privacy trees are not something the Township can require them to install.

MR. BAUMAN MADE A MOTION TO RECOMMEND APPROVAL OF THE GOELLER-LAKEWOOD SIMPLE SUBDIVISION (16-13). MR. NUGENT SECONDED THE MOTION. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

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16-04 O'Reilly Automotive Revised Site Plan

Seth Gahman, with Bohler Engineering and representing O'Reilly Automotive Stores, was in attendance regarding this application. Mr. Gahman reviewed the changes that have been made in response to engineering and advisory board comments. He reported that the Phase 1 Environmental Report has been updated. He reviewed the changes made to the buffer yards and landscaping plan based on comments from the EAC. Mr. Gahman noted that they have added paving stones along the front of the lot to serve as the pedestrian walkway that was requested by the Planning Commission. Mr. Gahman added that they have made the adjacent property owner to the south aware of the fact that their driveway is currently encroaching on the O'Reilly parcel and that this will need to be moved once the site development begins. Mr. Gahman reviewed the outstanding engineering items point by point and discussed how they are addressing each comment. Mr. Bauman discussed the submittal format of the comment response letter with Mr. Gahman.

MR. NUGENT MADE A MOTION TO RECOMMEND APPROVAL OF THE O'REILLY AUTOMOTIVE REVISED SITE PLAN (16-14). MR. BAUMAN 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 and representing Uhl Construction, was in attendance regarding this application. Mr. Hess questioned where they will be installing paving. Mr. Weeber remarked that the only paved portion of the access road will be through the radius of the turn into the driveway. He noted that the remaining driveway and storage area will be gravel. Mr. Weeber explained that PennDOT requested that the area of access road within their right-of-way be paved, which is the only reason why they have proposed it this way. He reviewed the conditions that the EAC imposed with their recommendation for approval. Mr. Hess and Mr. Weeber discussed the materials being used for the paved and gravel areas.

MR. VENTURE MADE A MOTION TO RECOMMEND APPROVAL OF THE UHL CONTRACTOR'S STORAGE YARD CONDITIONAL USE (16-07). MR. BAUMAN SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

MR. VENTURE MADE A MOTION TO RECOMMEND APPROVAL OF THE UHL CONTRACTOR'S STORAGE YARD REVISED SITE PLAN (16-08). MR. BAUMAN SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) 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 August 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 regarding this application. Mr. Dzurko reviewed the changes that have been made to their plans as a result of the engineering and advisory board comments. He detailed the revised stormwater plan and pointed out areas where they have added landscaping beds in order to comply with the Township's regulations regarding parking lot and replacement plantings. Mr. Dzurko noted that they will be resubmitting a final revised set within the next few days. Mr. Hess and Mr. Dzurko discussed the revised stormwater plan, with Mr. Dzurko explaining that they have added a small detention basin for the stormwater runoff. Mr. Hess questioned the location of the detention basin outflow in relation to the Rachel Carson Trail. Mr. Dzurko agreed to add the trail's location to the plans. Mr. Orban questioned if they will be impacting the trail. Mr. Dzurko replied that they will not be impacting it any more than it is currently being impacted by the runoff from the existing parking lot. He also noted that they will be picking up the runoff from the road, which is currently uncontrolled, and directing it into their stormwater basin. Mr. Dzurko asserted that, with the exception of an area of stairs, there is a fairly large buffer between the detention basin and the Rachel Carson Trail. Several comments were exchanged regarding the Township's steep slopes regulations.

MR. NUGENT MADE A MOTION TO RECOMMEND APPROVAL OF THE HTSD PARKING LOT EXPANSION REVISED SITE PLAN (16-12) CONTINGENT UPON THE APPLICANT ADDRESSING ALL OUTSTANDING ENGINEERING COMMENTS AND REQUIREMENTS. MR. BAUMAN 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 JUNE 13, 2016. MR. BAUMAN SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT. MOTION CARRIED.

The Planning Commission continued their ongoing discussions regarding potential updates to the Township Zoning Ordinance. Discussion focused on changes to various components of the signage regulations, including dynamic displays, directional signage, and temporary signage.

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NEW BUSINESS

Nothing was brought before the Planning Commission for discussion.

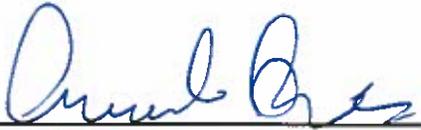
OPEN DISCUSSION

Nothing was brought before the Planning Commission for discussion.

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

The meeting adjourned at 8:44 P.M.

Respectfully submitted,



Amanda Lukas
Recording Secretary



Dean Hess
Chairperson