

MINUTES

PUBLIC HEARING OF HAMPTON TOWNSHIP COUNCIL

WEDNESDAY, JULY 13, 2016

President Son called to order the Public Hearing of Hampton Township Council at 7:30 p.m. in the Council Chambers of the Municipal Building located at 3101 McCully Road, Allison Park, Pennsylvania.

Those present: V. Son, President, R. Dunlap, C. Montgomery (arrived at 7:36) S. Neugebauer, Members; J. Speakman, Controller; V. Tucceri, Legal Counsel; W.C. Lochner, Municipal Manager.

CITIZEN AGENDA MATTERS

Nothing was brought before Council for discussion.

PUBLIC HEARING – UHL CONTRACTOR’S STORAGE YARD CONDITIONAL USE (16-07)

Mr. Dunlap moved to re-open the Public Hearing for the Uhl Contractor’s Storage Yard Conditional Use (16-07). Ms. Neugebauer seconded the motion and a roll call vote was unanimously in favor.

Mr. Orban provided a summary of the revised plans that were submitted to the Township. He noted that the Environmental Advisory Council and the Planning Commission are both recommending approval of this application with conditions. Mr. Orban remarked that, while there are still several unresolved engineering items, those items should be resolved prior to Council’s Regular Meeting on July 27, 2016. David Weeber with Hampton Technical Associates was in attendance representing this application. Mr. Son remarked that the Conditional Use application stipulates that there will be no vehicle storage on site. He noted that the definition of storage would be a vehicle that is not in daily use. Mr. Son asked Mr. Weeber if the applicant is in agreement with the stipulation that no vehicles will be stored on site, to which Mr. Weeber replied yes. Mr. Weeber noted that the applicant would like to move forward with the site development and is willing to forgo the storage of vehicles in order to avoid the need for additional stormwater controls. Mr. Orban noted that the EAC has requested several changes to the plans, which can be addressed as conditions of approval. Mr. Weeber summarized the plan revisions that were discussed with the EAC. No comments were offered from the audience.

Mr. Dunlap moved to close the Public Hearing regarding the Uhl Contractor’s Storage Yard Conditional Use (16-07). Ms. Neugebauer seconded the motion and a roll call vote was unanimously in favor.

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PUBLIC HEARING – HAMPTON SHOPPES/STARBUCKS CONDITIONAL USES (16-09)

Mr. Dunlap moved to re-open the Public Hearing for the Hampton Shoppes/Starbucks Conditional Uses (16-09). Ms. Neugebauer seconded the motion and a roll call vote was unanimously in favor.

Mr. Montgomery arrived at the meeting at approximately 7:36 p.m.

Mr. Orban remarked that the Environmental Advisory Council and the Planning Commission are both recommending approval of this application. He noted that the majority of the engineering review comments have been addressed. Mr. Orban anticipated that the remaining minor traffic engineering items will be resolved prior to Council's Regular Meeting on July 27, 2016.

Mr. Son stated his understanding that the applicant has agreed to fund a share of the Wildwood improvements. Mr. Orban replied yes and stated that, based on the engineer's recommendation and calculation, that improvements fee, which has been paid by other applicants proposing re-development in that area, has been agreed to by the applicant.

John Schleicher with Gibson-Thomas Engineering was in attendance representing this application. Mr. Schleicher presented a brief overview of the project and the parking plan. He provided a history of the parking arrangements at Hampton Shoppes and explained how they will be able to add a new building without reducing the number of parking spaces below the minimum allowable amount. Mr. Orban stated that the Township engineer has verified that they are meeting minimum parking requirements. Mr. Schleicher remarked that they are providing stormwater controls in accordance with the Township's redevelopment requirements, as well as reducing the overall amount of impervious surface area on site. He commented that this plan will have a very positive environmental impact with regard to stormwater management. Mr. Son questioned the results of PennDOT's review of the plan. Mr. Orban replied that they have signed off on the plan; however, they will be re-evaluating the intersection post construction. No comments were offered from the audience.

Mr. Dunlap moved to close the Public Hearing regarding the Hampton Shoppes/Starbucks Conditional Uses (16-09). Mr. Montgomery seconded the motion and a roll call vote was unanimously in favor.

OTHER BUSINESS

Nothing was brought before Council for discussion.

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There being no further items for discussion, Mr. Son adjourned the Public Hearing at 7:40 pm.

Susan A. Bernet,
Clerk of Council

Victor D. Son,
President of Council