

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
AUGUST 1, 2016

The regularly scheduled meeting of the Hampton Township Environmental Advisory Council was held on Monday, August 1, 2016, at the Hampton Township Municipal Building, located at 3101 McCully Road, Allison Park, PA. Mr. Heggstad called the meeting to order at 7:00 pm. Present at roll call were Mr. Heggstad, Ms. Kelly, Mr. Meneilly, Ms. Rieger, Ms. Spence, and Mr. Wilson. Ms. Gallogly was absent. Amanda Lukas, Land Use Assistant, was also present.

CHAIRPERSON ANNOUNCEMENTS

None

ADMINISTRATION

None

PLAN REVIEWS

16-15 Primanti's Revised Site Plan

Michael Kratsas and Steven McGuirk with Primanti Brothers were in attendance representing this application. Mr. Kratsas described the existing site and reviewed both the preferred and alternate site development plans. Ms. Spence remarked that they will need to identify any existing trees on the existing conditions plan, as well as any trees that will be removed. She noted that they will also need to provide the species and sizes for those trees. Mr. Kratsas explained the differences between the two proposed plans and reviewed the variance requests that they have filed for the northern buffer yard and the size of the parking stalls. Mr. Wilson and Mr. Meneilly discussed the total amount of seating and parking with Mr. Kratsas. Ms. Rieger requested clarification regarding the proposed traffic flow through the site. Ms. Spence noted that they are requesting to locate a lighting pole, parking spaces, and a wall within the northern 10' buffer under their variance request. Mr. Kratsas briefly discussed the various possible locations for the lighting poles on the property. Mr. Heggstad requested to view a cross section of the proposed wall. Mr. Kratsas discussed the wall specifications and noted that the wall will be engineered and reviewed by the Township. Mr. Heggstad questioned if Mr. Kratsas anticipates complying with all of the engineering review comments provided by Gateway Engineers and PVE Sheffler, to which Mr. Kratsas replied yes.

Ms. Spence pointed out an area of steep slopes in the back and noted that the Township has regulations regarding disturbance of steep slopes. She added that they might need another variance for this. Mr. Kratsas replied that none of the

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engineering review letters have called this out but he agreed to look into it. Ms. Spence stated that they will need to replace any trees that are being removed and she reviewed the replacement ratio regulations contained in the Zoning Ordinance. She remarked that they have proposed to use a calorie pear tree, which is not included on the EAC's list of recommended species. Mr. Kratsas replied that they did receive a copy of that list but this must have been missed by the engineer. Ms. Spence reviewed the different types of required plantings, including trees for the parking lot, for the building, for the buffer yards, and to replace any applicable trees being removed. She also commented that they are missing a buffer yard on the southern portion of the property. Mr. Kratsas answered that they are not performing any work on the southern side of the property and there is already an existing 10' buffer in place. Ms. Spence replied that there is only one tree in that buffer yard and Mr. Meneilly added that the engineering review letters mention the need for buffer yard plantings. Mr. Kratsas and Ms. Spence discussed whether an additional variance would be needed for this.

Mr. Kratsas displayed several elevation plans and architectural renderings showing the building design elements. Mr. Heggstad and Mr. Kratsas discussed the timeline for this project. Ms. Spence remarked that it seems as though they are trying to accommodate a large amount of site development onto a lot that may be too small for it, which is why they needed to request multiple variances. She discussed several other locations in the Township that they might consider. Mr. Kratsas elaborated on several other sites that they had viewed and why those sites did not work out in the end.

MS. SPENCE MADE A MOTION TO TABLE THE PRIMANTI'S REVISED SITE PLAN (16-15) TO THE SEPTEMBER 6, 2016 EAC MEETING. MS. RIEGER SECONDED. VOTE WAS UNANIMOUS BY THE SIX (6) MEMBERS PRESENT. MOTION CARRIED.

Several comments were exchanged regarding the necessary changes to the plans to address the EAC's comments. Ms. Rieger asked about the possibility of incorporating sidewalks into new commercial developments. Ms. Lukas replied that the Planning Commission focused on the issue of pedestrian connectivity during the last update of the Township's Comprehensive Plan. She added that the Planning Commission has been requesting formal sidewalks when they are able to and informal pedestrian walkways otherwise. A short discussion was held regarding the existing trees on site and the replacement ratio regulations.

OLD BUSINESS

MR. WILSON MADE A MOTION TO APPROVE THE EAC MINUTES FROM THE REGULARLY SCHEDULED MEETING OF JULY 5, 2016. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE SIX (6) MEMBERS PRESENT. MOTION CARRIED.

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Ms. Spence requested an update on the Planning Commission's review of the HTSD Parking Lot Expansion Revised Site Plan. Ms. Rieger requested an update on a suggested change to the Zoning Ordinance regarding the definition of a watercourse. Ms. Spence questioned when it was decided that the Planning Commission would review updates to the Comprehensive Plan and/or the Zoning Ordinance but the EAC would not. Ms. Lukas reviewed the guidelines under the Municipalities Planning Code, which require the Planning Commission to discuss and make recommendations regarding updates to the Zoning Ordinance. Ms. Spence remarked that a precedent was established during the previous updates to the Zoning Ordinance that the EAC should be involved. Ms. Lukas noted that Mark Bondi, a previous member of the EAC, was on the committee involved with writing the most recent updates to the Comprehensive Plan. She reported that she was not aware of whether or not there was any precedent as she was not the liaison to the EAC at the time of the previous Zoning Ordinance update. Ms. Spence remarked that the EAC and PC are intended to be treated equally but it does not seem as if that's the direction that this is going at this time. She noted that a large section regarding stream protection was left out of the most recently updated Comprehensive Plan.

The EAC discussed the most recently revised plan set for the HTSD Parking Lot Expansion Revised Site Plan (16-12). Ms. Spence noted that they have included a calorie pear tree, which is not included on the EAC's recommended planting list and was called out by Gateway. She recommended that a different species be selected and the planting list revised.

Regarding the initially submitted Environmental Report, Ms. Rieger stated her belief that it was fake. She remarked that she does not believe that a site assessment was actually performed. She reported that she asked a colleague who is a Chief Wetlands Scientist review the data forms, who also agreed that it seems as if no one actually visited the site. She stated that the vegetation is all the same indicator; in this case it was all reported as "uplands vegetation." She noted that typically there will be a mix of different indicators. Ms. Rieger stated that the provided soils list also seemed dubious. She stated that it was offensive and highly unprofessional for them to try to pass off a report that was not authentic.

Regarding the revised Environmental Report, Ms. Rieger stated that the new report also seems to be inauthentic in several ways. She elaborated that, based on the submitted photos, the soil pits seem to be extremely shallow. She noted that the report claims that they did dig to the required 20" for the soil pits. Ms. Rieger stated that the indicator statuses for the trees are 99% facultative upland, which are species that only occur outside of wetlands. She explained that it is very atypical to get the same indicator profile for tree, sapling, and herb stratum all the way down the line. She added that she personally has never seen that before. Regarding the soil pits, she stated that the first two data sheets give an initial soil color for 0-4", and then show the soil color for 4"-20" as all the same type. She

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explained that typically this also doesn't happen and seemed suspect to her. She noted that these things could be easily missed unless the reviewer is actively involved in reviewing wetlands delineation forms/reports. She stated it looks like the report was being made up, as opposed to being completed by someone who was inexperienced. Ms. Rieger noted that she doesn't necessarily think that there are wetlands being impacted, but it does raise some concerns regarding the quality of the work being submitted. Ms. Lukas agreed to forward her concerns to the Township engineer for further evaluation.

TRACKER REPORTS

None

NEW BUSINESS

None

OPEN DISCUSSION

None

MR. MENEILLY MADE A MOTION TO ADJOURN THE MEETING. MR. WILSON SECONDED. VOTE WAS UNANIMOUS BY THE SIX (6) MEMBERS PRESENT. MOTION CARRIED.

The meeting was adjourned at 9:03 P.M.

Respectfully submitted,



Amanda Lukas
Recording Secretary



John Heggstad
Vice Chairperson