

PLANNING COMMISSION MEETING MINUTES
AUGUST 8, 2016

The regular monthly meeting of the Hampton Township Planning Commission was held on Monday, August 8, 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

None

ADMINISTRATION

None

PLAN REVIEWS

16-11 Hampton Plaza Revised Site Plan & Lot Consolidation

Scott Shoup with Shoup Engineering was in attendance regarding this application. He presented a summary of the proposed plan. He noted that PennDOT would not approve the additional entrance to the plaza that was originally proposed as a part of this application. He reviewed the most recent plan set and noted that they have reduced the size of the aisle width which has corresponded to an increase in green space. He stated that, with the exception of the review by PVE Sheffler, all engineering comments have been addressed to the best of his knowledge. Mr. Hess remarked that the applicant has responded very well to all of the Planning Commission's comments from the previous meeting.

MR. BAUMAN MADE A MOTION TO RECOMMEND APPROVAL OF THE HAMPTON PLAZA REVISED SITE PLAN & LOT CONSOLIDATION (16-11). MR. DEEMS SECONDED THE MOTION. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

16-14 Richter Subdivision/Lot Consolidation

Lee Tait with Tait Engineering was in attendance representing this application. Mr. Tait briefly summarized the application and the status of the engineering review. He remarked that they have addressed all engineering comments with the exception of an issue regarding a driveway easement. Mr. Tait provided a history of the lot and noted that Gateway Engineers has required that an easement be established for the driveway of Lot 1, which crosses into Lot 2. He noted that the property owners have elected to move the

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driveway so that it does not cross the property line and thereby eliminating the need to establish a driveway easement.

MR. NUGENT MADE A MOTION TO RECOMMEND APPROVAL OF THE RICHTER SUBDIVISION / LOT CONSOLIDATION (16-14). MR. BAUMAN SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

16-15 Primanti's Revised Site Plan

Dave Kalina with Liadis Engineering was in attendance representing this application. Mr. Kalina summarized the application, reviewing the parking plan and site development layout. He reviewed the two different proposals for the site design and elaborated on the reason why they are proposing the alternate plan that requires variances. He stated that he does not anticipate having any problems meeting any of the Township or engineering review comments. Mr. Hess pointed out an issue with the traffic pattern on Plan A, which he discussed with Mr. Kalina. Mr. Kalina remarked that the Plan B, while it does require two variances, has a much safer and more preferable traffic flow. Mr. Venture and Mr. Kalina discussed the proposed final square footage of the building. Mr. Hess questioned if they will be installing a loading zone. Mr. Kalina replied that the amount of deliveries will be minimal and they will be made during off hours. As such, he stated that he does not think a loading zone is necessary in this case, but he noted that they could find a place to add it to the plans if absolutely necessary. Mr. Hess requested to see elevation plans or architectural renderings of the proposed building. Mr. Venture and Mr. Kalina discussed the existing landscaping on site. Mr. Venture stated that it would be preferable to see some sort of sidewalk or pedestrian connectivity to this site. Mr. Kalina reported that there is a side walk in the front of the building. Mr. Hess reported that the Planning Commission has been requesting some sort of stepping stone or pedestrian connection to the adjacent properties to help with foot traffic along Route 8. He noted that it does not need to be poured, formal concrete sidewalk, but rather a walking trail or something similar to stepping stones. Mr. Orban volunteered to provide an example of a pedestrian connection that is planned for a nearby commercial development. Mr. Kalina noted several sidewalks in the immediate vicinity to the proposed site. He agreed to discuss this with the developer but indicated that adding stepping stones to connect the sidewalks was something they could do. Mr. Kalina and the members of the PC reviewed the elevation photos of the proposed building design. Several remarks were exchanged regarding the review timeline.

MR. VENTURE MADE A MOTION TO RECOMMEND APPROVAL OF THE PRIMANTI'S REVISED SITE PLAN (16-15) SUBJECT TO THE APPLICANT RESOLVING ALL OUTSTANDING TOWNSHIP STAFF AND ENGINEERING REVIEW LETTERS. THE PLANNING COMMISSION ENCOURAGES THE ZONING HEARING BOARD TO CONSIDER GRANTING THE VARIANCES NECESSARY FOR SITE DESIGN OPTION B, WHICH IS PREFERRABLE FROM A STANDPOINT OF TRAFFIC FLOW AND SITE LAYOUT. MR. BAUMAN SECONDED. VOTE WAS UNANIMOUS BY THE FOUR (4) MEMBERS PRESENT WITH THE EXCEPTION OF MR. NUGENT WHO ABSTAINED. MOTION CARRIED.

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16-16 Omberg Lot Consolidation

Julie Devite with Berkshire Hathaway was in attendance representing the applicant. She stated that they recently received a new engineering review letter and their engineer will be revising the plans accordingly to address those comments. Mr. Hess requested clarification regarding this application. Mr. Orban provided a brief history of the lots involved and a summary of the proposed final plan. Several comments were exchanged regarding the configuration of the lots and a new easement being added to to allow access to the back lots. Mr. Venture questioned whether it might be prudent for the Township to request an easement or right-of-way along Josephine for any possible future maintenance needs. Mr. Venture provided clarification regarding this issue to the applicant. He noted that an easement could be granted, which would not require any additional land to be dedicated but would allow the Township access to that area for any utility or maintenance needs. Mr. Orban asked if the house is currently serviced by the public sanitary system, to which Ms. Devite replied yes.

MR. VENTURE MADE A MOTION TO RECOMMEND APPROVAL OF THE OMBERG LOT CONSOLIDATION (16-16) SUBJECT TO THE APPLICANT RESOLVING ALL OUTSTANDING TOWNSHIP STAFF AND ENGINEERING REVIEW COMMENTS. MR. BAUMAN SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

OLD BUSINESS

MR. VENTURE MADE A MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FROM THE MEETING HELD JULY 11, 2016. MR. BAUMAN 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. Discussion focused on changes suggested by the EAC, bufferyard requirements, numerous typographical errors, dynamic display regulations, and accessory structure setbacks.

NEW BUSINESS

None

OPEN DISCUSSION

None

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

The meeting adjourned at 8:57 P.M.

Respectfully submitted,



Amanda Lukas
Recording Secretary



Dean Hess
Chairperson