

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
SEPTEMBER 6, 2016

The regularly scheduled meeting of the Hampton Township Environmental Advisory Council was held on Tuesday, September 6, 2016, at the Hampton Township Municipal Building, located at 3101 McCully Road, Allison Park, PA. Ms. Spence called the meeting to order at 7:00 pm. Present at roll call were Ms. Gallogly, Ms. Kelly, Ms. Rieger, Ms. Spence, and Mr. Wilson. Mr. Heggstad and Mr. Meneilly were absent. Colleen Perrucci, Permit Clerk, was also present.

CHAIRPERSON ANNOUNCEMENTS

None

ADMINISTRATION

None

PLAN REVIEWS

16-15 Primanti's Revised Site Plan

Michael Kratsas was in attendance representing Primanti Brothers. He presented the revised plans and noted that the Planning Commission has recommended approval of this application. Mr. Kratsas reviewed the variances that were granted by the Zoning Hearing Board. He addressed the EAC's concerns from the previous meeting and displayed the newly revised landscaping plan. Ms. Gallogly stated that the planting chart on the plans should list the species for all of the proposed trees. She pointed out several entries in this chart that did not list the species. Mr. Kratsas discussed the existing vegetative conditions on site. Mr. Wilson and Mr. Kratsas discussed the location of several locust trees. Mr. Wilson pointed out that the application stipulates that they will be planting 64 trees and 30 shrubs, however, the submitted landscaping plan shows only 54 trees. He noted that it appears as though they are missing some of the required plantings and he asked if they will be planting trees in the front buffer yard along Route 8. Mr. Kratsas replied that the tenant usually requests to plant trees along the side and rear to prevent obstructing the building. Ms. Rieger remarked that a review letter from Allegheny County Department of Economic Development recommended installing landscaping in the front buffer along Route 8. Ms. Spence reviewed the buffer planting requirements and Mr. Kratsas noted that some additional trees could be added to the southern buffer area. Ms. Spence noted that the plans only propose one species of evergreen trees and, since they are missing plantings, she suggested that they add another species of evergreen that would have more width than the current species being used. She pointed out several areas that they could add plantings to the site. Mr. Wilson called out an error on the plans regarding the

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tree count. He noted that they are missing 14 trees in relation to what was proposed on the application. Mr. Wilson and Mr. Kratsas discussed the breakdown of the various types of required plantings.

Mr. Wilson questioned if the number of parking islands is correct and Ms. Kelly stated that Allegheny County also questioned why so many parking spaces were proposed. Ms. Gallogly reviewed the requirements for parking lot trees and shrubs and remarked that they are missing parking lot plantings as well. Mr. Kratsas and Ms. Spence exchanged several more remarks regarding the possible areas to add more trees. Ms. Rieger asked if they would be willing to remove one or two parking spaces since they have an excess of parking and not enough trees. Mr. Kratsas stated his belief that they are only meeting the minimum required number of parking spaces. Ms. Rieger discussed the emphasis the EAC, and members of the community, have placed on improving the aesthetic quality of the commercial corridor along Route 8. Mr. Kratsas stated that they will be assuming Wendy's HOP, including the restriction that the ingress and egress from Route 8 will be right turn only. Ms. Rieger and Ms. Spence expressed support for adding a sidewalk in either the western or southwestern portion of the property. Ms. Spence questioned if they needed a variance for the height of the wall, to which Mr. Kratsas replied no. Ms. Spence and Mr. Kratsas discussed the design of the wall. Mr. Wilson and Mr. Kratsas discussed the safety measures that will be installed on the top of the wall. Mr. Kratsas clarified that the trees along the retaining wall will be planted at the bottom of the wall. As such, Ms. Spence recommended that another large tree be planted near the parking lot in that area to compensate for the vegetative cover they will be losing. Ms. Kelly and Ms. Spence suggested that the applicant considers adding at least a painted walkway with striping for safety. Mr. Kratsas replied that this is something they are open to as long as it is possible.

MR. WILSON MADE A MOTION TO RECOMMEND APPROVAL OF THE PRIMANTI'S REVISED SITE PLAN (16-15) CONTINGENT UPON THE FOLLOWING REQUIRED CONDITIONS: THE APPLICANT MUST INSTALL 14 ADDITIONAL TREES, ONE OF WHICH WILL BE A PARKING LOT TREE AND THE REMAINING ARE TO BE INSTALLED TO IMPROVE THE EVERGREEN TO DECIDUOUS RATIO AND TO ADD TREES TO THE SOUTHERN BUFFERYARD AREA, THE APPLICANT MUST SUBMIT A REVISED LANDSCAPING PLAN SHOWING THE NEW LAYOUT WITH A LEGEND DELINEATING THE TYPE AND COUNT OF EACH, THE APPLICANT SHOULD CONSIDER PLANTING ADDITIONAL PARKING LOT TREES ALONG THE WESTERN BORDER WHERE THEY WILL BE MORE VISIBLE AND ALSO ALONG THE FRONT BUFFERYARD AND MEETING ZONING ORDINANCE REQUIREMENTS. MS. GALLOGLY SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

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OLD BUSINESS

MR. WILSON MADE A MOTION TO APPROVE THE EAC MINUTES FROM THE REGULARLY SCHEDULED MEETING OF AUGUST 1, 2016. MS. RIEGER SECONDED. VOTE WAS UNANIMOUS BY THE FIVE (5) MEMBERS PRESENT. MOTION CARRIED.

TRACKER REPORTS

None

NEW BUSINESS

Ms. Rieger notified the other members of the EAC that she will be moving outside of the Township in mid-October. She reported that the last meeting she will be able to attend will be on October 3, 2016. She stated that she does not want to resign and would be happy to finish out the remainder of her term with the EAC. Ms. Spence recommended that they look into the possibility of retaining Ms. Rieger as a non-voting consultant to the EAC.

OPEN DISCUSSION

None

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

The meeting was adjourned at 7:45 P.M.

Respectfully submitted,



Amanda Lukas
Recording Secretary



John Heggstad
Chairperson