

PLANNING COMMISSION MEETING MINUTES
OCTOBER 10, 2016

The regular monthly meeting of the Hampton Township Planning Commission was held on Monday, October 10, 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, and Mr. Nugent. Mr. Deems and Mr. Venture were absent. Martin Orban, Land Use Administrator, was also present.

CHAIRPERSON ANNOUNCEMENTS

None

ADMINISTRATION

None

PLAN REVIEWS

16-17 Seahorse Revised Site Plan

Caleb Tabon, with C. Tabon Engineering, Richard Hollibaugh, the architect for this project, and Heather Mason, with Seahorse, Inc., were in attendance representing this application. Mr. Tabon described the existing site and building conditions. He noted several areas where the existing building and paving encroach on the required buffer yards. Mr. Tabon reviewed the changes in the building and site design that they are proposing. He described how they are meeting the requirements in the Stormwater Ordinance by removing existing paving and adding green space. Mr. Hess noted that their parking count refers to the use of parking spaces on the adjacent commercial property. Mr. Tabon remarked that they have an existing agreement with the owner of that property, which has been in effect for approximately 10 or 11 years. Mr. Orban stated that the Township has requested a copy of that agreement. He recommended against a vote on this application until the solicitor has had a chance to review this agreement. He noted that the Seahorse applicants are requesting numerous variances, including for the parking count as well as the ability to utilize off-site parking. Mr. Orban stated that the applicant will also need to provide proof that the adjacent commercial property has an excess over the minimum number of parking spaces that they are required to have. This excess must be greater than, or equal to, the number of spaces being granted to Seahorse, Inc. through the agreement.

Mr. Tabon and Mr. Hess discussed the location of the ADA accessible parking spaces. Mr. Bauman questioned who will be the first floor tenants. Ms. Mason replied that the current tenant on the south side, Vocelli's Pizza, will remain and the northern half of the first floor will possibly become another restaurant. She noted that the second and third floor would then be used for office space. Mr. Bauman asked if the property to the east is residential. Mr. Tabon replied that the property is zoned Highway Commercial, however,

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a residential single-family dwelling is the current use. Mr. Hess questioned where they will be locating their dumpster. Mr. Tabon answered that it is their intention to sign an agreement with the adjacent commercial property to allow them to officially locate the dumpster on that property. He noted that the dumpster is currently on the adjacent property and has been there for over 30 years with no issues. If they are unable to obtain that agreement, then they can put a movable dumpster in the northeastern corner of the property. Ms. Mason described the conversations that she has had with the eastern residential property owner. She stated that the property owner has been made aware of the requested variances. Ms. Mason reported that the property owner has no complaints but they want to accommodate any concerns that they may have.

Mr. Hollibaugh discussed another possible location for the dumpster. Mr. Hess requested that the finalized location of the dumpster be shown on the next set of revised plans. Mr. Tabon read through the engineering review letters and addressed how they will be complying with each engineering comment. Mr. Orban advised Mr. Tabon to verify that they are meeting the minimum requirements regarding parking lot lighting. Mr. Nugent requested that Mr. Orban review the requested variances. Mr. Hess and Mr. Tabon discussed the plan for the existing sign. Mr. Tabon indicated that they plan to move the existing sign back closer to the building and refurbish it. Mr. Hollibaugh discussed the proposed building materials. Mr. Orban requested that the applicants include revised architectural renderings showing the building materials in the next set of plans.

MR. NUGENT MADE A MOTION TO TABLE THE SEAHORSE REVISED SITE PLAN (16-17) TO THE NOVEMBER 14, 2016 PLANNING COMMISSION MEETING. MR. BAUMAN SECONDED. VOTE WAS UNANIMOUS BY THE THREE (3) MEMBERS PRESENT. MOTION CARRIED.

OLD BUSINESS

MR. BAUMAN MADE A MOTION TO APPROVE THE PLANNING COMMISSION MINUTES FROM THE MEETING HELD AUGUST 8, 2016. MR. NUGENT SECONDED. VOTE WAS UNANIMOUS BY THE THREE (3) MEMBERS PRESENT. MOTION CARRIED.

The Planning Commission continued their ongoing discussions regarding potential updates to the Township Zoning Ordinance. Mr. Orban presented a summary of the most recent Zoning Ordinance update suggestions. He noted that they were submitted to Council who has provided feedback on several of these suggested changes. Mr. Orban and the members of the Planning Commission reviewed the responses from Township Council.

NEW BUSINESS

None

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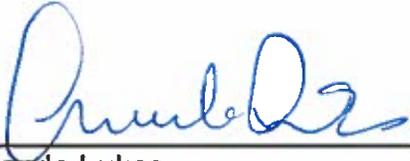
OPEN DISCUSSION

None

MR. NUGENT MADE A MOTION TO ADJOURN THE MEETING. MR. BAUMAN SECONDED. VOTE WAS UNANIMOUS BY THE THREE (3) MEMBERS PRESENT. MOTION CARRIED.

The meeting adjourned at 8:45 P.M.

Respectfully submitted,



Amanda Lukas
Recording Secretary



Dean Hess
Chairperson