



## **Meeting Minutes**

### **February 25, 2016**

1. **CALL TO ORDER**: Tom Iagnemma called the meeting to order at 7:05 p.m.
2. **ROLL CALL**:
  - PRESENT: ROBINSON, UHRLLEN, KAINE, IAGNEMMA
  - ABSENT: RAMAGE
  - ALSO PRESENT: Mike Benton, Township Engineer; Bob Garvin, Township Solicitor; Shannen Rusilko, Secretary; Don Housley, R.F. Mitall and Associates, Consultant
3. **APPROVAL OF MINUTES**: Regular meeting held on January 28, 2016

It was moved by **Robinson** and seconded by **Uhrlen** with all members present voting **AYE** to **approve** the meeting minutes for the regular scheduled meeting of January 28, 2016.

4. **OLD BUSINESS**:

- A. **Review and discuss CU-01-16 Verizon Communications Tower, Conditional Use, 700 Millers Run Road, Zoned PED.**

No new documents were received prior to the meeting. The applicant announced they had updated narratives and updated exhibits with them that addressed **Housley's** concerns and gave him a copy. The conditional use will stay tabled while the applicant prepares the site plan application.

It was moved by **Uhrlen** and seconded by **Robinson** with all members present voting **AYE** to **table** CU-01-16 Verizon Communications Tower, Conditional Use, 700 Millers Run Road, Zoned PED.

- B. **Review and discuss F-01-16 Intercare Properties Subdivisions, Minor Subdivision, 335 Hickory Grade Road, Zoned R-2.**

New drawings were received today but an official review needs to be done.

It was moved by **Uhrlen** and seconded by **Robinson** with all members present voting **AYE** to **table** F-01-16 Intercare Properties Subdivisions, Minor Subdivision, 335 Hickory Grade Road, Zoned R-2.

- C. **Rezoning request for Newbury Gateway Shops from C-2 Highway Commercial to PED Planned Economic Development.**

The applicant withdrew their request.

**5. NEW BUSINESS:**

**A. Preapplication Conference, Matusic Major Subdivision, Old Oakdale Rd (across from the Deerfield subdivision), Zoned R-2.**

Steven Victor from Victor-Wetzel Associates spoke to the Planning Commission about their six lot plan for the Sray property on Old Oakdale Road. The frontage area along Old Oakdale Road is the only level/useable part of the land. The ideal scenario is to divide the land into six lots using one-way circles, since there is an ordinance that denies using six individual driveways. The lot frontages are about 120 ft. A traffic study will need to be done. Each of the two one-way circles will serve as a driveway for three lots. The lots will have a collective storm water system and connect to one larger system. They will need to install a sidewalk along Old Oakdale Road in order to comply with regulations. The Planning Commission agreed that the plan is generally in compliance. Victor-Wetzel Associates will submit an application for this Major Subdivision.

**B. Review and discuss PP-01-16 Preliminary Site Master Plan, Millers Run Rd and Hickory Grade Rd, Zoned C-2**

The goal is to develop this area to have a mixed use of office space, hotel, retail, and restaurant. They are seeking a preliminary master plan approval and later submit final applications for each building/project. The three or four final plans would make up a master final plan. The final site master plan will have to include information on the overall stormwater system, geotechnical, traffic, and an application for each site. The site has previously been developed and already has a stormwater system in place. They plan to retain all eight acres and lease it out to tenants as a landlord. The property will not be subdivided. With the shared parking the site does comply with the ordinance. They will need to have off-street unloading docks. Development rights that are granted under the preliminary plan approval will need to be waived. The six-story building will need a variance since it is over 60 feet tall. The storm water detention will need to be underground.

It was moved by **Robinson** and seconded by **Kaine** with all members present voting **AYE** to approve PP-01-16 Preliminary Site Master Plan approval subject to R.F. Mittal letter dated Feb 19, with the provision of the developer waiving their development rights until we approve a final master plan.

**C. Review and discuss F-04-16 R. Snow Plan of Lots, Consolidation Plan, Zoned R-4.**

A waiver is being asked to use an existing alley as primary access so that the applicant does not have to have frontage on a road. Half of Oak Alley is owned by the residents on each side. The residents on the south side of Oak Alley are not giving the Snow's permission to improve the alley in any way. Currently the Snows only have the right to drive over it. That resident is suggesting that they use Sixth Avenue as the access. The minimum requirements for a waiver were discussed. The number of lots on the alley appears to be okay but the alley right-of-way is only 15 feet wide but the ordinance states that the cartway must be at least a 16 foot wide. Iagnemma states that the original intent for the alleys in that development is for people to have access to the lots that are not on the main road. The fire department does not have any issues with gaining access to the land, and there is a fire hydrant near the property located on the main road.

**Uhrlen** motioned and **Kaine** seconded to approve F-04-16 R. Snow Plan of Lots, Consolidation Plan, Zoned R-4 with the waiver requests to 215-6(A) for frontage on a public or private street

and 215-63 for survey monuments. Approval also subject to conditions of the Staff Review letter dated February 19, 2016. Members voting to **approve** as such:

Robinson – **NAY**  
Uhrlen - **AYE**  
Kaine - **AYE**  
Iagnemma - **AYE**

**D. Review and discuss CU-03-16 Newbury Market Marquee Sign, Conditional Use Application, 100 Presto-Sygan Road, Zoned PED.**

The review of the marquee sign conditional use application includes review of a master signage plan. The master signage plan submitted includes the marquee sign, welcome signs, parking area signs, directional signs, etc. The gas price LED sign must be eliminated because now the ordinance does not allow it. One project welcome sign is permitted at each major entrance. The submitted plan includes a total of four welcome signs. Iagnemma does not consider the double tunnel a major entrance to the project. Uhrlen believes putting a welcome sign at the tunnel will cause confusion. PennDOT requires the traffic analysis to not consider the double tunnel to be gated. There was agreement that the tunnel should have an on premise directional sign rather than a welcome sign. The 84 Lumber directional pole sign at the entrance of their new location will remain. The development signs (billboards) are temporary and shall be removed within 30 days of completion of construction or last space is sold or rented. As a public comment, John Alan Kosky suggested using a waiver to approve the welcome sign at the off-site location (more visible) rather than changing the zoning to accommodate that sign. The waiver would be under code section 240-119C(12) as a major entrance welcome sign to be constructed outside of the PED district.

It was moved by **Uhrlen** and seconded by **Kaine** with all members present voting **AYE** to **approve** the Master Signage Plan conditioned upon the following:

- review letter of R.F. Mitall dated 2/18/16;
- a waiver to allow a welcome sign to be placed outside the PED zone;
- the existing original 84 Lumber sign by the Gateway Shops shall be removed when the marquee sign is erected;
- removal of the sign on the double tunnel wall with the starting of construction of the marquee sign;
- the electronic copy sign is withdrawn from the application;
- the welcome sign on page two of the application is withdrawn from being on the railroad infrastructure;
- a directional sign will be allowed on the tunnel in lieu of the welcome sign and conditioned upon PennDOT approval.

It was moved by **Robinson** and seconded by **Uhrlen** to approve application CU-03-16 Newbury Market Marquee Sign, Conditional Use Application, 100 Presto-Sygan Road, Zoned PED, subject to RF Mittal letter 2/18/16 and the removal of the electronic sign from the design. All members voting as such:

Robinson – **AYE**  
Uhrlen – **AYE**  
Kaine – **AYE**  
Iagnemma – **NAY**

**6. OPEN DISCUSSIONS**

Mike told the Planning Commission that the township is creating a sidewalk and trail committee in South Fayette. Representatives will include Adam Rossi, Parks & Receptions Director, Public Works Director, and Mike Benton.

**7. ADJOURNMENT:**

It was moved by **Robinson** and seconded by **Uhrlen** with all members voting **AYE** to adjourn the meeting at approximately 11:10 p.m.

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Mike Benton, P.E., Township Engineer

\_\_\_\_\_  
Tom Iagnemma, Chairman

Date: \_\_\_\_\_

Date: \_\_\_\_\_