



Meeting Minutes

July 21, 2016

1. **CALL TO ORDER:** Tom Iagnemma called the meeting to order at 7:04 p.m.
2. **ROLL CALL:**
 - PRESENT: KAINE, ROBINSON, IAGNEMMA
 - 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 June 16, 2016

It was moved by **Robinson** and seconded by **Kaine** with all members present voting **AYE** to **approve** the meeting minutes for the regular scheduled meeting on June 16, 2016.

4. **OLD BUSINESS:**

- A. **Review and discuss PP-02-16 Hastings Preliminary Master Plan, Mayview Road, Zoned ND – Neighborhood Design District.**

Don started the discussion with the R.F. Mitall review letter. The first issue deals with the size of the townhomes. There are 16 foot wide units in their site plan but the ordinance requires a 20 foot width on the unit, with 20 foot frontage on the right-of-way, and a minimum square footage that cannot be reached by having the smaller width. It affects 16 interior townhome units in the plan, which is less than 5% of the single family homes in Hastings. The end unit side yard setbacks comply with the ordinance and 20 foot frontage. The parking for the apartments will be under the apartment buildings on the first floor, with limited parking outside of the units. The traffic island in the back of the phase needs to be revised because large trucks will not be able to make the turn. All of the common space will be privately owned and maintained by the HOA. One way streets are not permitted under the ordinance, so revisions will need to be made to the one way streets on the plan. Don had concerns about how the trail will connect with the surrounding trails due to the topography. The developer waived his rights to not begin construction until Phase 1 final drawings are approved. The core area will consist of the Hastings Green commercial units (approximately 18,000 sq. ft.), apartment building complex and the nonresidential outparcels. 369 residential units will occur in Phase 1 and the remainder in Phase 2.

It was moved by **Kaine** and seconded by **Robinson** with all members present voting **AYE** to **approve** PP-02-16 Hastings Preliminary Master Plan, Mayview Road, Zoned ND – Neighborhood Design District in accordance with the R.F. Mitall letter dated July 14, 2016; the developer waived his development rights until the final plan is approved; the developer to continue working with the township for sidewalks and trails through the community; revisions to the south entrance location to address the comments made by the

township traffic engineer; and the modification requested to allow the island near the Hastings Green area. The modification for the 16 foot wide townhouses was not recommended for approval.

B. Rezoning request by Intercare Properties, Hickory Grade Road, Zoned R-2.

The request is to rezone the subject parcel from R-2 to B-1, which will match the adjacent zoning of Abele Business Park. The applicant, Dr. Alan Axelson explained to the Planning Commission that the property is not able to be developed as an R-2 parcel due to the adjacent electric substation. The Planning Commission would rather look at a proposed site plan first before rezoning the parcel since it is so close to an R-2 area. Dr. Axelson said he would discuss it with John Kosky and Jim Scalo before bringing in a plan.

It was moved by **Robinson** and seconded by **Kaine** to **table** the rezoning request by Intercare Properties, Hickory Grade Road, Zoned R-2 as requested by the applicant until plans are created.

5. NEW BUSINESS:

A. Review and discuss F-08-16 South Fayette Commons, Final Subdivision Plan, State Route 50 and Hickory Grade Road, Zoned C-2.

Chris Dombroskie, site engineer from Lennon, Smith, Souleret, introduced the plan to the Planning Commission. They want to have a retail building, restaurant, sandwich shop, Dunkin Donuts, and Washington Financial Bank operating on the 3 lots. Don went over his review of the minor subdivision. Don requested there be cross easements for parking and access. The storm water management plan also shares one detention facility for the entire site so it will also need a cross easement. Lot B does not front so an access easement will be needed, and it will be shared with lot A and C. The applicants agreed to not let traffic leave the site to Old Pond Road by making a left turn internally and out the main entrance.

It was moved by **Robinson** and seconded by **Kaine** with all members present voting **AYE** to **table** F-08-16 South Fayette Commons, Final Subdivision Plan, State Route 50 and Hickory Grade Road, Zoned C-2.

B. Review and discuss CU-04-16 South Fayette Commons, Conditional Use, State Route 50 and Hickory Grade Road, Zoned C-2.

Under the township zoning ordinance a planned shopping center is a conditional use. The shopping center will take up approximately 22,860 sq. ft. on 2.96 acres that will be subdivided. Some changes will need to be made to allow trucks to make turns throughout the site. There are some issues with the easements, entrances, and sidewalks due to the size of the lot and the surrounding roads. A variance was granted previously for the applicants when they requested to build a planned shopping center on a lot size that does not meet the requirements of the Township. They will need to reapply for the variance since it has been over a year since it was approved. There was some concern among the board members over the 3 separate lots, since they might not be under common ownership in the future. Don went over the remaining items in his review letter. The applicants need to provide a drawing showing at least 20% of the growth site area reserved as open space, the right-of-way will need to be adjusted by Old Pond Road, the sidewalk being added on the opposite side of Old Pond Road is to be moved to the back of the right-of-way to make room

for a middle left turn lane, and an agreement for trucks to deliver during non-peak hours of business should be considered. There are 140 parking spaces, so they are currently over parked by 25 spaces according to the ordinance. There was a brief discussion of eliminating a few spaces to help the traffic flow throughout the site.

It was moved by **Robinson** and seconded by **Kaine** with all members present voting **AYE** to **table** CU-04-16 South Fayette Commons, Conditional Use, State Route 50 and Hickory Grade Road, Zoned C-2.

C. Review and discuss SP-03-16 South Fayette Commons, Land Development/Site Plan, State Route 50 and Hickory Grade Road, Zoned C-2.

The applicants agreed to table the three plans until more issues are resolved.

It was moved by **Robinson** and seconded by **Kaine** with all members present voting **AYE** to **table** SP-03-16 South Fayette Commons, Land Development/Site Plan, State Route 50 and Hickory Grade Road, Zoned C-2.

6. OPEN DISCUSSIONS

No open discussion items.

7. ADJOURNMENT:

It was moved by **Kaine** and seconded by **Robinson** with all members voting **AYE** to adjourn the meeting at approximately 10:30 p.m.

Mike Benton, P.E., Township Engineer

Tom Iagnemma, Chairman

Date: _____

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