



Meeting Minutes

August 18, 2016

1. **CALL TO ORDER**: Jack Ramage called the meeting to order at 7:00 p.m.
2. **ROLL CALL**:
 - PRESENT: RAMAGE, ROBINSON, UHRLLEN
 - ABSENT: IAGNEMMA, KAINE
 - 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 July 21, 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 on July 21, 2016.

4. **OLD BUSINESS**:

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

The applicant emailed Mike asking for the item to remain tabled.

It was moved by **Robinson** and seconded by **Uhrlen** with all present voting **AYE** to **table** the rezoning request by Intercare Properties, Hickory Grade Road, Zoned R-2.

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

Chris Dombroskie summarized their plan and some changes that were discussed in the last meeting. They are relocating the sidewalks closer to the site, improving truck circulation within the site by eliminating barriers, and adding signs directing traffic to improve the flow.

It was moved by **Robinson** and seconded by **Uhrlen** with all present voting **AYE** to **approve** F-08-16 South Fayette Commons, Final Subdivision Plan, State Route 50 and Hickory Grade Road, Zoned C-2, contingent upon the Zoning Hearing Board approval of the variance for the size of the planned shopping center, and also subject to the Mitall review letter dated July 14, 2016.

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

The applicants will need to have their variance reapproved to have a planned shopping center on a 2.9 acre lot, since it has been over a year from when it was granted. The site has over the required amount of parking spaces.

It was moved by **Robinson** and seconded by **Uhrlen** with all present voting **AYE** to **approve** CU-04-16 South Fayette Commons, Conditional Use, State Route 50 and Hickory Grade Road, Zoned C-2, contingent upon the Zoning Hearing Board approval of the variance for the size of the planned shopping center, subject to the Mitall review of the drawings submitted on August 18, 2016, and in addition, compliance with the review letter dated July 14, 2016.

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

Traffic exiting the site cannot turn left, but traffic entering has full access. There is currently not a traffic light planned for the intersection of Hickory Grade Rd. and Old Pond Rd.

It was moved by **Robinson** and seconded by **Uhrlen** with all present voting **AYE** to **approve** SP-03-16 South Fayette Commons, Land Development/Site Plan, State Route 50 and Hickory Grade Road, Zoned C-2, contingent upon the Zoning Hearing Board approval of the variance for the size of the planned shopping center, subject to the review of the drawings submitted on August 18, 2016, compliance with the review letter dated July 14, 2016, and recommending acceptance of the fee-in-lieu of the sidewalk between the site and Route 50.

5. NEW BUSINESS:

A. Review and discuss F-09-16 Strope Subdivision and Consolidation Plan, Minor Subdivision, 4293 and 4297 Battle Ridge Road, Zoned R-1.

Don begun the discussion of the plan of which he did a complete review of on August 10, 2016. He explained an issue that Allegheny County had with the wording on the plan dealing with a corporation versus an LLC. He said he would revise the paragraph on the plan to make it compliant. The ordinance requires concrete monuments on the corners of lots being subdivided. The applicant is requesting to place iron pins in place of the concrete monuments. Dick Kasmer described to the planning commission how the lot is going to be subdivided and consolidated. The applicant wants to subdivide and transfer a 1 acre portion of parcel 489-B-2 to parcel 489-C-2. Dick also explained that it is not reasonable to have a sidewalk built in front of the lots because there are no other sidewalks in the area.

It was moved by **Uhrlen** and seconded by **Robinson** with all members present voting **AYE** to **approve** F-09-16 Strope Subdivision and Consolidation Plan, Minor Subdivision, 4293 and 4297 Battle Ridge Road, Zoned R-1 with a waiver of the sidewalks and a modification in the iron pins versus concrete monuments, subject to the R.F. Mitall letter dated August 10, 2016.

B. Review and discuss SP-04-16 South Fayette Fairfield Inn and Suites, Preliminary/Final Land Development/Site Plan, 111 Hickory Grade Road, Zoned C-2.

Don started the discussion with his review letter, dated August 8, 2016. The building will be approximately 5 stories high and will replace the Knights Inn. The Township is not sure where the sidewalks should go, so they are requesting a fee-in-lieu of until it is decided. There will need to be some adjustments done to the lighting on site so that it sufficiently covers all areas of the site. The storm sewer pipes on site are extremely flat and they cannot be increased in size. The applicants will have to create a long term maintenance plan so that the pipes do not accumulate too much silt and overflow into the surrounding storm sewers. The street lighting will be waived and the sidewalks will be a modification to the plans. The applicants will need a modification on the impervious lot coverage up to 72%.

It was moved by **Robinson** and seconded by **Uhrlen** with all members present voting **AYE** to **approve** SP-04-16 South Fayette Fairfield Inn and Suites, Preliminary/Final Land Development/Site Plan, 111 Hickory Grade Road, Zoned C-2 subject to a modification of the impervious area coverage to 72%, a modification of the sidewalk requirement to a fee-in-lieu of, a waiver of the street lighting requirements with the lighting requirements to be adjusted during follow-up discussions, the storm sewer maintenance aspects to be addressed in the developers agreement, and an appropriate resolution of the R.F. Mitall comments in the review letter dated August 8, 2016.

C. Review and discuss F-10-16 Hastings – Charter Homes Phase 1, Final Subdivision/Land Development Plan, Mayview Road, Zoned ND Neighborhood Design District.

The applicants emailed Mike asking for the plan to be tabled.

It was moved by **Uhrlen** and seconded by **Robinson** with all members present voting **AYE** to **table** F-10-16 Hastings – Charter Homes Phase 1, Final Subdivision/Land Development Plan, Mayview Road, Zoned ND Neighborhood Design District.

6. OPEN DISCUSSIONS

Mike presented the board with a plan that was provided by Abele for a trail system surrounding the business park. The trail will be made up of mulch or a similar material. It will replace adding a sidewalk in certain locations around the business park. Greg mentioned having the ambulance service or fire department review the plan in case they have issues attending to emergencies on the trail.

7. ADJOURNMENT:

It was moved by **Uhrlen** and seconded by **Robinson** with all members voting **AYE** to adjourn the meeting at approximately 8:27 p.m.

Mike Benton, P.E., Township Engineer

Tom Iagnemma, Chairman

Date: _____

Date: _____