

MOON TOWNSHIP PLANNING COMMISSION MINUTES

October 26, 2010
6:00 P.M.

Planning Commission:

Alan Bross
Scott Melton
Joseph D'Andrea
Zelik Ratchkauskas
Mario Panucci

Other:

Adam McGurk – Moon Township
Lynda Shandrick- Moon Township
Irving Firman- Township Solicitor
Mal Petroccia-Township Engineer

Mr. Melton called the meeting to order at 6:00 P.M.

Roll Call:

Mr. Panucci-present, Mr. D'Andrea-present, Mr. Bross- present, Mr. Racthkauskas- present, Mr. Melton-present. Ms. Mills and Mr. Swen were not present.

Approval of the Minutes:

Mr. Melton called for a motion to approve the September 28, 2010 minutes and asked for any changes or corrections.

Mr. Bross called for a motion to approve the September 28, 2010 minutes.

Seconded by Mr. Panucci.

Roll Call Vote:

Mr Panucci-yes, Mr. D'Andrea- yes, Mr. Ratchkauskas-yes, Mr. Bross-yes, Mr. Melton-yes Motion passed.

Sketch Plans:

None

Applications Filed for Review:

None

Old Business:

Preliminary Major Land Development Plan: PA Army National Guard-Combined Support Maintenance Shop-West

The applicant withdrew this application prior to the meeting.

New Business:

Cimarron Plan of Lots-Tentative/ Final Planned Residential Development and Preliminary/Final Major Land Development Plan-Phase II

Mr. Foltz was present to answer any comments. Mr. Foltz said I am requesting approval for final/preliminary based on the Planning Directors letter dated October 19, 2010 and the Township Engineer's letter dated October 21, 2010. Mr. Foltz stated he feels they can address all the concerns in both letters.

Mr. Melton asked if any of the comments were outlined in the past request.

Mr. McGurk said yes, how to address recreational conditions in the original plan are outlined in item 8.

Mr. Foltz said item 8 deals with the fee-in-lieu-of, as stated in the Township's review letter. 5% shall be dedicated for recreational purposes and we are trying to include a walking trail in the plan. The trail will not be paved. One of the trails will have a link to Olsen Park and the other trail will be linked to Scottsdale Drive in the Bon Meade Plan. The play lot area was discussion and all parties agreed the play lot would turn into a gathering spot for teens, so walking trails seem to be a better fit for the plan.

Mr. Melton asked who will maintain the trails.

Mr. Foltz said it will be amended in the Home Owners Agreement the Home Owners Association will maintain the trails.

Mr. Panucci asked if the trails would be available for the public.

Mr. Foltz stated he would have to consult his attorney.

Mr. McGurk asked if the trails would have woodchips.

Mr. Foltz said that woodchips are hard to maintain on paths, but a clear cut trail would be established.

Mr. Ratchkauskas asked about concerns with the Storm Water Management Plan and if it had been updated.

Mr. Foltz said, we will contact the Township Engineer and address any concerns and supply any update needed for the plan. Mr. Foltz said Allegheny County will inspect our ponds on the plan.

Mr. D'Andrea asked with Phase I and Phase II Plans what do you project on how many school age children will be in the plan.

Mr. Folts said; I can not predict a number of how many families with school age children will be in the plan. This project will take 5 years to complete.

Mr. Melton called for a motion to recommend approval for Cimarron Plan of Lots-Tentative/Final Planned Residential Development and Preliminary/Final Major Land Development Plan-Phase II contingent upon all comments being address in the Township Planning Director's letter dated October 19, 2010 and the Township Engineer's letter dated October 21, 2010.

Seconded by Mr. Ratchkauskas.

Roll Call Vote:

Mr. Panucci-yes, Mr. D'Andrea-yes, Mr. Ratchkauskas-yes, Mr. Bross-yes, Mr. Melton-yes. Motion passed.

Mr. Melton called for a motion to recommend/ table or not recommend approval for the preliminary/final major land development plan for Cimarron Plan of Lots Phase II, subject to the Township Planning Director's letter dated October 19, 2010.

Mr. Melton asked Mr. Foltz if he would like to table any action on this item.

Mr. Foltz said I would like to seek approval.

Mr. Panucci said we have not seen any revisions to the Storm Water Management Plan and we need to know it is in compliance with the Township.

Mr. Foltz asked if the Planning Commission could recommend approval contingent upon complying with the Township Engineer's comments.

The Planning Commission discussed the storm water issues and agreed they were not opposed to approval with contingent on review letters.

Mr. Panucci called for a motion to recommend approval for the Preliminary/Final Major Land Development Plan for Cimarron Plan of Lots Phase II contingent upon all issues being resolved in the Township Planning Director's letter dated October 19, 2010 and Township Engineer's letter dated October 21, 2010.

Seconded by Mr. Ratchkauskas.

Roll Call Vote:

Mr. Panucci-yes, Mr. D'Andrea-yes, Mr. Ratchkauskas-yes, Mr. Bross-yes, Mr. Melton-yes. Motion passed.

Other Business:

Mr. McGurk said the next meeting is scheduled for November 16, 2010 at 7:00 P.M.

Mr. McGurk asked the Planning Commission if they would like to move the meeting for November and December to fall in line with the Board of Supervisors meetings and holidays. Mr. McGurk suggested November 16, 2010 at 6:00 P.M. and December 21, 2010 at 6:00 P.M.

The Planning Commission agreed to move both dates Mr. McGurk suggested date and time.

Mr. McGurk said the Board of Supervisors will advertize the Comprehensive Plan Scope of Work.

Adjournment

Mr. Bross called for a motion to adjourn.

Seconded by Mr. Ratchkauskas

Roll Call Vote:

Mr. Panucci-yes, Mr. D'Andrea-yes , Mr. Bross-yes, and Mr. Ratchkauskas-yes, and Mr. Melton – yes. Motion passed.

Meeting adjourned at 6:35 P.M.

Respectfully submitted by: Lynda Shandrick