

MOON TOWNSHIP PLANNING COMMISSION MINUTES

February 23, 2010
7:00 P.M.

Planning Commission:

Nancy Mills
Mario Panucci
Joseph D'Andrea
Zelik Ratchkauskas
Craig Swen

Other:

Adam McGurk – Moon Township
Irvin Firman -Township Land Use Solicitor
Daniel Kauffman -Township Engineer
Lynda Shandrick- Moon Township

Ms. Mills called the meeting to order at 7:00 P.M.

Roll Call:

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

Approval of the Minutes:

Ms. Mills called for a motion to approve the January 26, 2010 minutes and asked for any changes or corrections.

Mr. Swen made a motion to approve the January 26, 2010 minutes.

Seconded by Mr. Ratchkauskas.

Roll Call Vote:

Mr. Panucci-yes, Mr. D'Andrea-yes, Ms. Mills-yes, Mr. Swen- yes, Mr. Ratchkauskas-yes. Motion passed.

Sketch Plans:

None

Applications filed for Review:

Final Major Land Development Plan - Robert Morris University Business School:

Mr. McGurk stated the application has been submitted for review.

Old Business:

Nyetimber Group Residence Minor Land Development Plan:

Mr. McGurk stated the applicant is not present this evening. The applicant, Art Tarquinio has submitted a Minor Land Development Plan application for a proposed 4 lot subdivision at 1521 Coraopolis Heights Road. The zoning is R-1A (Low-Density Residential) both single family dwelling and group residences are permitted in the R-1A Zoning District. The applicant has not submitted any floor plans.

Mr. Swen asked if there is a time frame indicated for the lots to be developed and will the existing building be demolished.

Mr. McGurk said they have not indicated a time frame for completion of the buildings.

Ms. Mills has concerns with water run off on the property.

Mr. Panucci asked about grading on site and said it looks like some of the existing vegetation will be removed according to the plan.

Mr. McGurk stated these concerns have been addressed in the engineer's & planning review letters.

Mr. Panucci has concerns with traffic, trip numbers, joint driveways, right-of-ways and the sidewalks.

Mr. McGurk said the ordinance does allow joint driveways and the township has a Sidewalk Master Plan that is in affect to place sidewalks along the frontage or pay a fee-in-lieu-of. The Township Engineer is working on upgrading sidewalks and making sure we meet ADA Standards. The trips have to based on single family dwelling counts.

Mr. Swen asked can planning recommend approval for the Minor Land Development even with outstanding rezoning issues and could you make your approval when the applicant is not present to answer any concerns with the plan.

Mr. Firman said zoning and Minor Land Development approval are separate items. The zoning will go before the Board of Supervisors next meeting. If you recommend approval you would want to make it contingent upon all issues being resolved in the engineer's and the planning director's letter.

Mr. D'Andrea asked if this is an assisted living or group home and will they have a choice.

Mr. Firman said the rezoning is a request and plan approval is not contingent upon zoning approval. The rezoning request has been denied in the past. The Minor Land Development request is an approved use for the area.

Mr. McGurk said the applicant is not present to clarify any request.

Mr. Panucci asked the engineer about storm water issues.

Mr. Kaufmann said they need a formal Storm Water Management Plan showing production/ release rate.

Mr. McGurk said there is a time element involved, the applicant submitted the plan on December 22, 2009 and they have 90 days to take action. This is our last meeting before the March 21, 2010 deadline.

Mr. Panucci has concerns with the plan submitted for a residential development, but it feels more like a commercial development to me.

Mr. McGurk said typically you could build 4 homes and have 4 families live there and it is a permitted use.

Mr. D'Andrea stated the plans seem to be submitted incomplete and the applicant is not present to answer our concerns.

Mr. Panucci has concerns with a plan submitted as a typical group home and not set in stone what the structures will look like. This corner is a well traveled area.

Mr. McGurk stated the township does not have regulations on what a home should look like as long as it is not an unfinished construction material.

Ms. Mills asked for public comment:

My name is Steve Jurman, I am representing the residents of Nyetimber and it appears to me this no show was not coincidental starting with submitted in December, tabled in January and no one here to represent the plan in February. How many times can a plan be submitted for the same purpose and just changing the name not the use. I understand you have two choices to recommend or not. Please do not make the mistake of granting approval when so many questions are unanswered such as, how many people will be living in the units, what will the buildings look like, landscaping, traffic, etc. I understand the use is permitted, but I feel the use disrupts the community and does not fit into the neighborhood. Please do not recommend approval.

Mr. Seka, Gentry Road, I own the property adjacent to Mr. Tarquinio. The question I have is the number of residents and employees that will be residing in the area and it seems like a lot of people per unit. I looked up the definition in Chapter 208.13 and group home doesn't state a number but group care states up to 14. I feel there are unanswered questions and the applicant is not being clear on the project and the intended use.

Mr. Capwell, Coraopolis Heights Road, I live across from the development and myself and neighbors are concerned with what the homes will look like, but remember 14 people per unit and the hours of operation are 24 hours and 7 days a week, that could create a traffic concern. Myself and my neighbors do not think this plan fits into our neighborhood. Please do not make a recommendation for approval.

Ms. Mills thanked the residents and called for a motion.

Mr. D'Andrea made a motion to deny the request for the Nyetimber Group Residence Minor Land Development Plan based on too many outstanding issues and the applicant not present to answer concerns.

Mr. Panucci seconded the motion but added, I feel the development is more commercial than residential.

Roll Call Vote:

Mr. Panucci-yes, Mr. D'Andrea-yes, Ms. Mills-yes, Mr. Swen- yes, Mr. Ratchkauskas-yes. Motion passed to deny.

Mr. Ratchkauskas said he felt the need to deny for the reasons stated above but I would like to add, I can not approve a plan that has no floor plans submitted, we can't review and approve something we can not see and therefore too much is missing to approve.

Mr. McGurk said residential plans are reviewed all the time and approved, but the builder can change the floor plans at any time.

Mr. Pannucci asked about Fire Code on the project.

Mr. McGurk said Moon Township Fire Marshall and the Building Code Official will review the plan for fire protection. The Planning Commission is reviewing the land development.

New Business:

None

2009 Annual Report:

Mr. McGurk has prepared the annual report and stated it will be submitted to the Board of Supervisors for the February 24, 2010 meeting. The report must be approved before March 1, 2010.

Mr. D'Andrea asked if the number of the building permits is lower than 2008.

Mr. McGurk said the number is down slightly.

Mr. D'Andrea made a motion to approve the 2009 Annual Report.

Seconded by Mr. Swen.

Roll Call Vote:

Mr. Panucci-yes, Mr. D'Andrea-yes, Ms. Mills-yes, Mr. Swen- yes, Mr. Ratchkauskas-yes. Motion passed to approve.

2010 Comprehensive Plan Update:

Mr. McGurk prepared an agenda with a scope of work for updating the Comprehensive Plan. Mr. McGurk presented the MPC requirements, a pre-assessment strategy and schedule, and goals and objectives for the 2000 Comprehensive Plan. We can have meeting every month or more if needed, per your request. I have scheduled us to meet in the auditorium after each planning meeting and would to change the meeting time to 6:00 P.M. instead of 7:00 P.M. Mr. McGurk asked if this would work for everyone.

The Planning Commission agreed to change the meeting time from 7:00 PM to 6:00 PM to allow time to discuss the Comprehensive Plan. Included in the discussion will be department heads, landowners, and the public as needed.

Ms. Mills ask for comments.

Randy Johnson, Gentry Road asked if the Township's web page could post dates and topics for the Comprehensive Plan discussion.

Adjournment:

Ms. Mills made a motion to adjourn.

Seconded by Mr. Ratchkauskas.

Roll Call Vote:

Mr. Panucci-yes, Mr. D'Andrea-yes, Ms. Mills-yes, Mr. Swen- yes, Mr. Ratchkauskas-yes. Motion passed.

Respectfully submitted by: Lynda Shandrick