

# MOON TOWNSHIP PLANNING COMMISSION MINUTES

March 30, 2010  
6:00 P.M.

## **Planning Commission:**

Nancy Mills  
Mario Panucci  
Joseph D'Andrea  
Alan Bross  
Scott Melton

## **Other:**

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

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

## **Roll Call:**

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

Mr. McGurk stated Robert Morris University may not know of the time change for Planning Commission for the few months to review the Comprehensive Plan. The time has been changed from 7:00PM to 6:00PM and it was advertised.

## **Approval of the Minutes:**

Mr. Melton called for a motion to approve the February 23, 2010 minutes and asked for any changes or corrections.

Mr. Bross made a motion to approve the February 23, 2010 minutes.

Seconded by Ms. Mills.

## **Roll Call Vote:**

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

**2010 Comprehensive Plan Update:**

Mr. Melton turned the meeting over to Mr. McGurk.

Mr. McGurk stated we have invited Moon Parks & Recreation Director, Dana Kasler, John Riley from MTMA and Mr. Kauffman for a presentation on the Comprehensive Plan concerning the community facilities and infrastructure discussion this evening.

Mr. Kauffman stated that Baker is reviewing the condition of the following township buildings; Municipal Building, Public Safety Building, 3 Fire Stations, Old Public Works Garage, Municipal Authority, Library and the Park Office. The township engineer will inspect and make a checklist of what needs improved in each building. The report will be forwarded to the Board of Supervisors and they will prioritize the buildings in the order of needed repairs. Mr. Kauffman added that maintenance will be more of an issue than a new building.

Mr. McGurk said once the reports are completed and the Board of Supervisors review the list, than the list of improvements will be given to the Planning Commission to review when updating the Comprehensive Plan.

Mr. Kasler gave an overview of improvements for Olsen Park, Moon Park and an overview of the 2005 Comprehensive Recreation, Parks and Open Space Plan. Mr. Kasler discussed the following; paving, construction clean up, tennis courts, baseball fields, bike trails, off leash dog area, basketball courts, sanitary sewer, facilities, parking areas, skateboard park, rest rooms, and electrical all based off the 2005 Master Plan.

Mr. Bross asked if a DVD of the Master Plan could be provided to the Planning Commission members.

Mr. Melton made a suggestion that residents could get a plot of land (10X10) for gardening in the park, this was done in Upper St. Clair and it worked well.

Mr. Kasler stated he would consider this in the future.

Mr. Riley provided a Mission Statement of the Moon Township Municipal Authority (see Exhibit A attachment). Mr. Riley stated my objectives are as follows; a general introduction, a data sheet showing our growth, history of our water services, budget, water rates, safety of our employees and community, water supply capacity, water storage tanks, water distribution system, sewer collection system, proposed wastewater service areas, wastewater treatment and our facilities to name a few.

Mr. Riley added, when development occurs the MTMA has planned for expansion in our Wastewater Treatment Plant. Mr. Riley said there are two points I would like to stress: (1) no area of the township is limited for development because of a lack of water/sewage service and (2) no area of the township is limited development because of capacity issues (supply/treatment) or future upgrade needs. The Moon Township Municipal Authority has worked hard at establishing a good working relationship with surrounding communities for the future projects and good neighbor policy. I am hoping the data I have provided helps the Planning Commission for updating the Comprehensive Plan.

The Planning Commission thanked each person for their presentation.

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

Mr. Roth stated, the applicant has submitted a Final Major Land Development Plan for a Business School and we are hoping for final approval. The project is located near Massey Way on campus. I believe we have addressed all comments and I am here to answer any questions you may have.

Mr. D'Andrea asked the township engineer and planning director if all comments have been addressed.

Mr. Melton has a concern with the clean out drain for storm water and asked about only one rest room on the second floor.

Mr. Joyce from Robert Morris addressed Mr. Melton's concern in reference to the rest room requirement. Robert Morris does meet the requirement. There is one classroom and 2 specialty class rooms on the 2<sup>nd</sup> floor.

Mr. Melton added, I was looking at the future 10-15 years and the 2 specialty class rooms may be full time class rooms.

Mr. Joyce said the total building population was taken for the facilities and they meet the requirements now and in the future.

Mr. D'Andrea asked when construction will start.

Mr. Joyce said May 2010.

Mr. Melton asked about the increase in students which can create more parking needed.

Robert Morris has submitted a parking study for the whole campus that included future parking into the figure. Robert Morris has also met all handicap requirements stated in the code.

Mr. Melton asked if there were any questions.

Mr. Bross made a motion to approve the Final Major Land Development Plan-Robert Morris University Business School contingent upon all issues being addressed in the township engineer's letter dated March 30, 2010 and planning director's letter dated March 9, 2010.

Seconded by Ms. Mills.

Roll Call Vote:

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

Mr. Melton asked if the audience had any questions or comments.

Mr. Arnold asked the Planning Commission to speak into the microphones so the public can hear them speak.

Ms. Pantzis, McIntosh Drive stated she has concerns with Mr. Riley and there are numerous violations against the Moon Township Municipal Authority. I will make copies and bring them in for the Planning Commission to review.

Ms. McCullough, Gladwood Road said she has researched and will provide to the Planning Commission how many group homes are in Moon Township and where they are located.

Mr. D'Andrea wanted to state his disapproval on the Wal-Mart design. I feel they can provide a better design for Moon Township.

Mr. Panucci said West Hills Shopping Center is an eye sore to the community and any improvement Wal-Mart makes will be an improvement to me.

Mr. McGurk said, traffic is still an issue that needs resolved and a demolition permit was submitted so you should see activity in West Hills within the next few weeks. Sherwin Williams will remain and they will demo around the existing area they are located at.

**Adjournment:**

Ms. Bross made a motion to adjourn.

Seconded by Ms. Mills.

**Roll Call Vote:**

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

Respectfully submitted by: Lynda Shandrick