

# MOON TOWNSHIP PLANNING COMMISSION MINUTES

May 25, 2010  
6:00 P.M.

## **Planning Commission:**

Scott Melton  
Nancy Mills  
Alan Bross  
Mario Panucci (arrived at 6:25 PM)  
Zelik Ratchkauskas

## **Other:**

Adam McGurk – Moon Township  
Lynda Shandrick- Moon Township

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

## **Roll Call:**

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

## **Approval of the Minutes:**

Mr. Melton called for a motion to approve the April 27, 2010 minutes and asked for any changes or corrections.

Mr. Bross made a motion to approve the April 27, 2010 minutes.

Seconded by Ms. Mills.

## **Roll Call Vote:**

Ms. Mills-yes, Mr. Bross- yes, Mr. Ratchkauskas-yes, Mr. Melton-yes. Motion passed.

**Sketch Plans:**

None

**Applications Filed for Review:**

Subdivision Application: Estate of Cora Mae Burke Plan of Lots.

Combined Preliminary/ Final Major Land Development Plan: Wal-Mart Supercenter

Rezoning Application: 1521 Coraopolis Heights Road (596-R-12)

Mr. McGurk gave a brief overview for the above three plans submitted for review. The Cora Mae Burke Plan of Lots will need a variance, Wal-Mart is redesigning the driveway, several conditional use requests, along with minor alterations to the plan, and Coraopolis Heights Road Rezoning is a request is similar to the previous requests, but will also include the Carnot Village Overlay District. There will be no action taken tonight for the above request.

**Old Business:**

None

**New Business:**

Conditional Use Application: Kneaded Tranquility Massage Therapy Establishment:

The applicant Aaron Cygnarowicz stated the property is located at 937 Beaver Grade Road, Suite 6. Mr. Cygnarowicz said he has read and clearly understands all the requirements. Mr. Cygnarowicz said he is State Certified and will abide by all County Health requirements. The hours of business will not be after 8:00 PM and I will be the only employee.

Mr. Melton asked if there were any questions or comments.

Mr. Bross made a motion to recommend approval for Kneaded Tranquility Massage Therapy Establishment contingent upon the Planning Director's review letter dated May 17, 2010.

Seconded by Mr. Ratchkauskas.

Roll Call Vote:

Ms. Mills-yes, Mr. Bross- yes, Mr. Ratchkauskas-yes, Mr. Melton-yes. Motion passed.

Mr. McGurk said a Public Hearing is scheduled for this request on June 2, 2010.

Combined Preliminary/Final Major Land Development Plan: Robert Morris University Concord Hall II

Mr. Joyce, Robert Morris University, said the University's objective is for more students to reside on campus. The university needs 200 more beds for Fall Semester. Mr. Joyce said Concord Hall II will be located adjacent to Concord Hall and have 4-5 beds to each apartment, which will make a total of 192 beds. The hall will consist of 6 levels, including the basement that will have study areas and a recreation area, the units will be fully sprinkled with a fire system. Concord Hall II will be similar to the original Concord Hall with minor changes to the building such as being more energy efficient; we are looking at LEED Certification and Green Globes for the new building.

Mr. Panucci arrived at 6:25 P.M.

The Planning Commission discussed the following: parking requirements (including handicap accessibility) sidewalks, site improvements, slopes, grading, under ground detention, and utilities.

Mr. Hackett discussed the landscape design and Moon Township's Ordinance requirements. The planting for Concord Hall II will be similar to Concord Hall. Trees will be removed for the construction of the new building but, will be replaced

Ms. Mills made a motion to recommend approval for Combined Preliminary/Final Major Land Development Plan: Robert Morris University Concord Hall II contingent upon all comments being address from the Planning Director's review letter dated May 4, 2010.

Seconded by Mr. Ratchkauskas.

Roll Call Vote:

Mr. Panucci-yes, Ms. Mills-yes, Mr. Bross- yes, Mr. Ratchkauskas-yes, Mr. Melton-yes. Motion passed.

**Combined Preliminary/Final Major Land Development Plan: Kenny Ross Toyota Dealership**

Jon Kamin stated; a revised plan has been submitted, several years ago Kenny Ross decided to upgrade for newer facility. 2008 and 2009 were not good years for the market of buying a new car, but we are now ready to move forward. Mr. Kamin said we are requesting a conditional use application to increase the front yard setback requirements. Mr. Kamin also added, this will be the first LEED Certified car dealership in Pennsylvania.

Mr. Cooper said the narrow throat into the plan will allow parking around the building. Mr. Cooper and the Planning Commission discussed the following: egress to the traffic light, landscaping, the hump in the road on University Boulevard, grading, sidewalks (or pay a fee-in-lieu-of), stop sign, and visibility from University Boulevard, site distance and sanitary sewer will be on the plan.

Mr. Melton has visibility concerns along University Boulevard.

Mr. Ratchkauskas has grading concerns because of the drop off area.

Mr. Panucci asked what the plans are for the old Kenny Ross property.

Mr. Kamin answered, the property was leased and we have no idea of what future plans are for the property.

Ms. Mills asked when they hope to open the dealership.

Mr. Kamin said we are hoping for next spring.

Mr. Melton said the application also includes two conditional use requests.

Ms. Mills made a motion to approve the request for the buffer yard deviation from 10' to 0' along the northern property line, subject to Planning Director's review letter dated May 12, 2010.

Seconded by Mr. Panucci.

Roll Call Vote:

Mr. Panucci-yes, Ms. Mills-yes, Mr. Bross- abstain, Mr. Ratchkauskas -yes, Mr. Melton-yes. Motion passed.

Mr. Ratchkauskas made a motion to approve the request for a maximum front yard setback deviation to exceed the 85' maximum setback by 73', subject to the Planning Director's review letter dated May 12, 2010.

Seconded by Ms. Mills.

Roll Call Vote:

Mr. Panucci-yes, Ms. Mills-yes, Mr. Bross- abstain, Mr. Ratchkauskas -yes, Mr. Melton-yes. Motion passed.

Mr. Ratchkauskas made a motion to table the Combined/Final Major Land Development Plan for Kenny Ross Dealership due to deficiencies noted in the Township Engineer's and Planning Departments letters.

Seconded by Ms. Mills

Roll Call Vote:

Mr. Panucci-yes, Ms. Mills-yes, Mr. Bross- abstain, Mr. Ratchkauskas -yes, Mr. Melton-yes. Motion passed.

**2010 Comprehensive Plan Update:**

- a. Housing Discussion
- b. Natural Resources Discussion

McGurk provided the Planning Commission with a presentation on housing that outlined the following:

- A review of the 6 residential zoning districts, and the standards and criteria for each, as outlined in Chapter 208 of the Moon Township Code of ordinances.
- A review of the residential zoning districts as it relates to all other zoning in Moon Township. Moon is approximately 56% residential, 36% commercial/education / airport, and 8% open space.
- A review of each zoning district as it relates the others. Of all the residential zoning in Moon, 29% is R-1, 27% is R-2, 17% is R-3, 17% is R-4, 6% is R-1A, and 4% is R-5.

- A review of the existing residential areas, the amount of land developed, and the amount of land listed as vacant. From 2000 to 2009, 74 subdivisions were approved (both residential and commercial), 925 residential lots were created, and 1,060 new dwellings were constructed. Mr. McGurk stated that it is unlikely that Moon will see the same amount of residential development from 2010 to 2020. 2000-2009 was probably Moon's "housing boom".
- The Planning Commission discussed several points (as it relates to housing) that were also made during the land use discussion.
- The Planning Commission also discussed Traditional Neighborhood Development (TND) concepts and the examples that have been implemented in other communities. Mr. McGurk said he has toured several TND communities, and he would provide the Planning Commission with some pictures and examples.
- Mr. McGurk said the Moon Area School District will be a future meeting to discuss their school system capacity. Mr. McGurk said future housing developments will be one of the biggest impacts on the school's district's facilities.

Mr. McGurk discussed natural resources with the Planning Commission. Several topics included open space, streams, and waterways, and riverfront properties. Mr. McGurk said this is a very difficult topic for discussion purposes, and he was hoping to focus on an issue that was not a consideration during the last plan update. Mr. McGurk said he contacted several entities to provide the Planning Commission with an overview of Marcellus Shale drilling. Several of the potential speakers said they were presenting at a community information forum on June 1, 2010 at the Moon Area High School. Mr. McGurk and several members of the Planning Commission are scheduled to attend and report back to the Planning Commission. Mr. Panucci said he works within this field and he provided the Commission with an extensive overview of the process, the benefits, the negative impacts, and resulting conditions.

Mr. Melton asked for any comments.

Lynn McCullough said she hopes we focus on a "town center" area, also we need to learn what didn't work with the Comprehensive Plan and move forward to correct the mistakes in the last plan.

Mr. Jerry Pearl feels the last Comprehensive Plan did not have enough teeth. West Hills Shopping Center would have been the perfect place for a town center. We need to look at a "town center" area.

**Adjournment**

Mr. Bross made a motion to adjourn.

Seconded by Ms. Mills.

**Roll Call Vote:**

Mr. Panucci-yes, Ms. Mills-yes, Mr. Bross- yes, Mr. Melton-yes, Mr. Ratchkauskas-yes. Motion passed.

Respectfully submitted by: Lynda Shandrick