

MOON TOWNSHIP PLANNING COMMISSION MINUTES

July 27, 2010
6:00 P.M.

Planning Commission:

Alan Bross
Nancy Mills
Joseph D'Andrea
Zelik Ratchkauskas
Mario Panucci
Scott Melton arrived 6:25 P.M.

Other:

Adam McGurk – Moon Township
Lynda Shandrick- Moon Township
Malcolm Petroccia- Township Solicitor
Irvin Firman-Township Engineer

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

Roll Call:

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

Approval of the Minutes:

Mr. Bross called for a motion to approve the June 29, 2010 minutes and asked for any changes or corrections.

Ms. Mills made a motion to approve the June 29, 2010 minutes.

Seconded by Mr. Ratchkauskas

Roll Call Vote:

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

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

Sketch Plans:

None

Applications Filed for Review:

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

Mr. McGurk stated, the plans have been submitted and will be reviewed for next month's meeting.

Old Business:

Conditional Use Application: Kenny Ross Toyota Exterior Building Materials

Mr. McGurk said the applicant is present to answer any concerns you may have and give a presentation.

Mr. Kamin said, the plan was submitted about 3 years ago and our request is for a conditional use for the exterior building materials. The request is for prefabricated metal panels and is not permitted in the University Boulevard Overlay District, but the material is very high end. Toyota uses this exterior material on all their Toyota Dealership's through out the country and it is a requirement for Toyota.

Mr. Ratchkauskas said he was familiar with this material, it is used in Europe and has a good clean look and it is long lasting. I am in favor of the material.

Mr. Panucci agreed with Mr. Ratchkauskas about the material, but my concern is we have two businesses that have followed our ordinance and use brick.

Mr. Kamin asked the board to remember the material is selected by Toyota and used on all their buildings.

Mr. D'Andrea asked what happens with the plane exhaust and leaving a gray or black look to the building.

Mr. Kamin said the material is easily to keep clean and washes up very nicely.

Mr. Bross asked for any public comment.

Mr. Arnold, Snyder Drive suggested a panel of the material be brought in to see what the material really looks like.

Mr. Ratchkauskas made a motion to recommend approval for the Conditional Use Application for Kenny Ross Toyota Exterior Building Materials contingent upon all issues being resolved in the Planning Director's letter dated July 13, 2010.

Seconded by Mr. D'Andrea.

Roll Call Vote:

Mr. Panucci-no, Ms. Mills-yes, Mr. D'Andrea-yes, Mr. Bross-abstain, Mr. Ratchkauskas-yes. Motion passed.

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

2010 Comprehensive Plan:

a. Moon Area School District:

Dr. Milanovich and Mr. Bennett were present for discussion of the Comprehensive Plan Update.

Dr. Milanovich gave an overview of the project with an update on the construction and renovation of the old high school. We are hoping to open the new school in December of 2010. We are also offering full time kindergarten in Moon.

Ms. Mills asked about the State mandate joining of municipalities school districts.

Mr. Bennett said the Governor recently proposed mergers for school districts, but no mergers are being considered for Moon. There approximately 3,700 students enrolled for the district as of now, we have room for growth for about 400 students and we have about 10 new students per year. State funding allows for 25 students per class room, but we have less. Moon Schools transports a total of 4,800 students both public and private.

The Planning Commissioners and School District discussed the following: special needs students, the need for sidewalks for safety reasons, undeveloped acreage and no plans to sell MASD property at this time. Carnot Garage property is owned by the school district and at one time that location was considered for a maintenance facility for the school. However, it was agreed this site should be used for something else given it's prominent location within the Carnot Village District.

Mr. Bennett expressed the need for sidewalks along Hassam Road, Purdy Road, and Spring Run Road, due to the high volume of snow. Last year the students had no where to walk or stand for the buses.

Mr. McGurk said, Moon Township has a Master Sidewalk Plan. I think the Township and School District need to sit down and make a list of high priority areas in need of sidewalks for students.

Dr. Milanovich invited the Planning Commission to tour the new school in the future.

b. Robert Morris University:

Mr. Joyce was present to give an overview of the current Master Plan being implemented at Robert Morris University. Mr. Joyce said they have a concept plan that has been subject to changes and we need to update our Master Plan. Part of the change was for student housing. The next project on Robert Morris list is for a media arts center to replace the Pittsburgh facility. Also included on the list is completing the loop road, and a nursing school, which the school is hoping to receive a grant. The University Present would like to move away from being a commuter campus and have the full time experience for students.

Robert Morris has an enrollment of approximately 5,000 students. They can house anywhere from 1,260 to 1,350 students on campus (depending on the use of lounges and other areas for beds). Concord Hall II will provide an extra 190 beds for students. Mr. Joyce said the University is considering shuttle service this year between Grant Drive and the main campus. There is no shuttle service provided for the recreation facilities on Neville Island.

The Planning Commission and Mr. Joyce discussed the following: the need to create a new entrance for Robert Morris University, to update the Master Plan, the need for sidewalks and pedestrian amenities along University Boulevard, a need for visitor amenities for visitors near the university, such as hotels, restaurants, etc. Also discussed was possible campus expansion, but RMU has no current plans, but they are considering expanding online degree programs, but that will have a minimal impact on the school.

Mr. Joyce said he will discuss student needs with Dean of Students and report back to the Planning Commission.

The Planning Commission expressed in interest in creating opportunities for Moon residents to visit the campus for cultural or other events.

c. Other Updates- Marcellus Shale Forum, Airport Authority Master Plan:

Mr. McGurk gave an overview of the Marcellus Shale Forum held on June 1, 2010. Several members of the Planning Commission attended this meeting. At the forum guest heard presentations on the

drilling permits, royalties, economic impacts, legal rights, and perspectives from the industries involved. Mr. McGurk pointed out there are several points for the Planning Commission to think about for the Comprehensive Plan that are as follows: Industry experts suggest that Marcellus Shale has the potential to impact Southwestern Pennsylvania's economy the way the steel industry did many years ago, although Municipalities are not permitted to limit how the drilling is done, they can limit where it can be done, this matter could be reviewed and discussed for the Comprehensive Plan and update the Zoning Ordinance to where drilling can be permitted.

Mr. McGurk contacted Allegheny County Airport Authority to make a presentation however, they are just beginning an update of their non-aviation development master plan and the Township will be part of the planning process.

Mooncrest Resolution:

Mr. McGurk presented the Planning Commission with Resolution R-1-2010 that would reauthorize Resolution R-26-2001 and re-designate Mooncrest as an area in need of redevelopment. Mr. McGurk said by approving this request it will make this area eligible for various funding sources including the Community Development Block Grant Program.

Mr. D'Andrea made a motion to approve Mooncrest Resolution R-1-2010.

Seconded by Ms. Mills

Roll Call Vote:

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

Adjournment:

Motion to adjourn by Mr. Bross.

Seconded by Mr. D'Andrea.

Roll Call Vote:

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

Meeting was adjourned at 8:44 P.M.

Respectfully submitted by: Lynda Shandrick