

MOON TOWNSHIP PLANNING COMMISSION MINUTES

August 24, 2010
6:00 P.M.

Planning Commission:

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

Other:

Adam McGurk – Moon Township
Lynda Shandrick- Moon Township
Fred Wolfe- Township Solicitor
Dan Kauffman-Township Engineer

Mr. Melton 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, Mr. Melton-present, Mr. Panucci arrived 6:25 P.M. Mr. Swen was not present.

Approval of the Minutes:

Mr. Melton said the July 27, 2010 minutes will be deferred until next month's meeting.

Applications Filed for Review:

None

Sketch Plans:

None

Old Business:

None

New Business:

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

Mr. Foreman was present to answer any concerns and give an overview of the plan. Mr. Foreman stated the lot is adjacent to the Airport and the lot size is triangular, due to the runway location. The property size is 26.5 acres. The National Guard Maintenance Shop will have two entrances. Also discussed were the following, road improvements, parking, stormwater, streams located on site, garage location, and paving the site. Mr. Forman said floor plans and elevations were submitted today for review.

Mr. Bross asked what combined facility means.

The PA National Guard representative said it's a higher level of maintenance such as, rebuilding engines and it will have a welding shop and paint booth.

Mr. Bross asked how big of an area will the shop cover for repairing trucks.

The PA Army National Guard representative said from Johnstown to west Pittsburgh and Erie south to Pittsburgh.

Mr. D'Andrea asked if the FAA will limit landscaping to the building.

Mr. Foreman said we will be taking all three landscaping regulations into consideration, Moon Township, Allegheny County Airport and FAA.

Ms. Mills asked how this landscaping plan compares to other Army Facilities.

The Pa Army National representative stated there are anti-terrorism standards with greening in the entrance.

Mr. Bross asked how many people will be employed.

The Pa National Guard representative said around 85 people and they will be enlisted in the National Guard already.

Mr. Foreman said we will address all issues in the Planning Directors letter, but we are not at a point to finalize the Storm Water Plan. We are also going to request a conditional use for the side yard landscaping and the landscaping islands may need a variance.

Mr. Melton said it looks like there are several issues listed in the engineer's letter that need addressed such as slopes, conditional use request, DEP Permits, a Public Hearing, etc.

Mr. Kauffman said a Preliminary Storm Water Management Plan is required by Township Ordinance.

Mr. Foreman said we did give you a concept of what the Storm Water Plan would provide.

Mr. Kauffman said the ordinance clearly states we need a Preliminary Storm Water Plan.

Mr. Melton said perhaps we should table any action, due to outstanding comments that need addressed.

Mr. McGurk stated tabling this project will not delay it because of the conditional use request. Also, you should make sure you have all issues addressed and all permits are renewed if there is a chance of them expiring.

Mr. Melton made a motion to recommend tabling any action to the Preliminary Major Land Development Plan: PA National Guard-Combined Support Maintenance Shop-West.

Seconded by Ms. Mills.

Roll Call Vote:

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

2010 Comprehensive Plan- Draft RFP/ Scope of Work:

The Planning Commission discussed the key points as follows:

- The Planning Commission discussed the proposed Comprehensive Plan Committee that would be established by The Board of Supervisors to work with consultant and prepare the plan. All Commission members present expressed an interest in being a part of this committee. It was suggested that representatives of other Township Boards and Committees participate.
- The Planning Commission discussed the base scope of work, as required by the Municipal Planning Code.

- The Planning Commission discussed the use of the Township Traffic Engineer for the traffic portion of the Comprehensive Plan update. A majority of the Commission members expressed an interest in using the Township Traffic Engineer given their knowledge of the Township. Other members thought a separate engineer should review the traffic data. A recommendation was not made on this matter and it will be reviewed at the September meeting.
- The Planning Commission discussed the additional alternative scope of work. The additional scope of work included a review of the overlay districts. Mooncrest Historical District designation and the community/town center concept that was repeatedly suggested by the public and Commission during the previous pre-assessment meetings.
- The Planning Commission discussed the proposed budget for the Comprehensive Plan update. The budget will be determined by the Board of Supervisors. The Planning Department suggested a minimum of \$50,000.
- The Planning Commission also discussed Marcellus Shale drilling as it relates to zoning. The Commission determined that separate planning process should be undertaken to establish zoning requirements for drilling locations. Given the urgency of this matter, the Commission felt the comprehensive planning process would take too long to review the impacts of drilling and proposed ordinance amendments to regulate its location within the Township.

The Planning Commission will recommend a scope of work to the Board of Supervisors at their September meeting. The Planning Commission agreed to send this document to neighboring municipalities for comments.

Adjournment:

Mr. Panucci made a motion to adjourn.

Seconded by Mr. Ratchkauskas

Roll Call Vote:

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

Meeting adjourned at 8:10 P.M.

See Exhibit A for Comprehensive Plan/ Scope of Work.

Respectfully submitted by: Lynda Shandrick