

MOON TOWNSHIP PLANNING COMMISSION MINUTES

September 28, 2010
6:00 P.M.

Planning Commission:

Alan Bross
Nancy Mills
Scott Melton
Zelik Ratchkauskas

Other:

Adam McGurk – Moon Township
Lynda Shandrick- Moon Township
Dan Kauffman-Township Engineer
Gavin Robb- Solicitor

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

Roll Call:

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

Approval of the Minutes:

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

Mr. Ratchkauskas made a motion to approve the July 27, 2010 minutes.

Seconded by Mr. Bross.

Roll Call Vote:

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

Mr. Melton called for a motion to approve the August 24, 2010 minutes and asked for any changes or corrections.

Ms. Mills made a motion to approve the August 24, 2010 minutes.

Seconded by Mr. Ratchkauskas.

Roll Call Vote:

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

Sketch Plans:

None

Applications Filed for Review:

Cimarron Plan of Lots:

- a. Tentative/Final Planned Residential Development-Cimarron Plan of Lots
- b. Preliminary/Final Major Land Development-Cimarron Plan of Lots Phase II

Mr. Foltz said the plan has sold 29 homes, but the market has slowed down. Mr. Foltz said we are hoping to reduce the lot size and square footage in the single family homes hoping to jump start the economy.

Ms. Mills asked how much room will be between the homes.

Mr. Foltz said 10 feet between the homes. The Planning Commission also discussed the following: side yard set backs, house plans, driveways, density on the lots, trails, fee-in-lieu-of, homeowners association and the play lot for the plan.

Old Business:

Moon Transportation Authority-Proposed Airport-Moon Transportation Development District:

Mr. Magalotti gave a brief overview of the proposal along with maps and plans. The purpose of the proposal is to serve the area in future development and create roadway network for development. Every developer will pay an impact fee that will be based on the type of development. We are revising a proposal that was started 8 years ago. The maps show where development could be placed along Moon Clinton Road, University Boulevard, Thorn Run Road, Stevenson Mill Road, Port Vue Drive Ext., and Becks Run Road area. The maps will also show land use and an updated Traffic Study based on traffic patterns that are required to look ahead 20 years (2029).

Mr. Magalotti also discussed placement of traffic signals in the future. Mr. Magalotti said there are 6 projects we are proposing improvements for:

- a. Widening Moon Clinton Road and the lot frontage at Stevenson Mill Road to extend to University Boulevard.
- b. Widening the interchange at Moon Clinton Road and International Drive to 6-7 lanes.
- c. Intersection at Becks Run Road and Moon Clinton Road upgrade.
- d. Intersection at Moon Clinton Road and University Boulevard that is a key intersection for improvements by adding a left turn lane and widening the road.
- e. Moon Clinton Road and Stevenson Mill Road by providing 4 lanes and 2 access roads to University Boulevard.
- f. Intersection at Port Vue Drive and University Boulevard in need of improvements.

Mr. Magalotti said a public hearing will be scheduled in the future for feed back on the improvements to the area.

Mr. Melton made a motion to recommend approval for the Proposed Airport-Moon Transportation Development District as prepared by the Moon Transportation Authority.

Seconded by Mr. Ratchkauskas.

Roll Call Vote:

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

Ms. DeLorenzo, Beaver Grade Road applauded the Planning Commission for moving forward with Transportation District approval. Ms. DeLorenzo said we need a plan in place for future improvements, so we do not miss out on any opportunity that will come to Moon Township for future development.

New Business:

Rezoning Application-945 Brodhead Road (698-C-351)

Ms. Dean is the owner of the property located at 945 Brodhead Road which she purchased in 1990. In 1993 her property was rezoned to R-4 and she would like to change the zoning back to C-2, as it was when she purchased the property. The house is a brick ranch with a bar across the street and a nursing home and apartment complex on the each side of the house.

Mr. Melton asked why now and what are your thoughts in the future for the property.

Ms. Dean said she is planning on giving the home to her children, no plans to sell or develop the property. I feel the zoning is not consistent with the surrounding properties.

Mr. Melton said, if you are not in any hurry to change the zoning, next year we are reviewing the Comprehensive Plan and looking at the whole area and what revisions are needed. The area in which you are located we are looking at a C-1 zoning which will be a better fit for your property. You may request to withdraw your request and have your fee returned.

Mr. McGurk said, yes we can refund your fee and please state in writing to the Township your request from an R-5 to a C-1.

Mr. Ratchkauskas asked if Ms. Dean could just request an amendment from C-2 to C-1.

Mr. McGurk said yes we can amend your application.

Ms. Dean formally requested to the Planning Commission a request to amend her rezoning request from R-5 to C-1.

Mr. Melton made a motion to accept Ms. Dean's zoning change request.

Seconded by Mr. Ratchkauskas.

Roll Call Vote:

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

Comprehensive Plan 2010-Scope of Work:

Mr. McGurk said there are a few minor changes that consist of; no responses from surrounding Municipalities and an alternative scope of work being forwarding to the Board of Supervisors.

Mr. Bross expressed his interest in being placed on the committee for the Comprehensive Plan workshop.

Mr. Melton made a motion to recommend approval to forward the Comprehensive Plan 2010-Scope of Work to the Board of Supervisors.

Mustash

Seconded by Ms. Mills.

Roll Call Vote:

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

FOR SCOPE OF WORK (Exhibit A attached)

Adjournment:

Motion to adjourn by Mr. Melton.

Seconded by Mr. Bross.

Roll Call Vote:

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

Meeting was adjourned at 8:50 P.M.

Respectfully submitted by: Lynda Shandrick