

## MOON TOWNSHIP PLANNING COMMISSION MINUTES

April 17, 2013  
6:00 P.M.

### **Planning Commission:**

Allan Bross  
Nancy Mills  
Craig Swen  
Shannon Debes

### **Other:**

Adam McGurk – Moon Township  
Timothy Bish-Township Solicitor  
Daniel Kauffman -Township Engineer  
Lynda Shandrick- Moon Township

Mr. Bross called the meeting to order at 6:05 P.M.

### **Roll Call:**

Ms. Mills-present, Mr. Swen- present, Ms. Debes-present, Mr. Bross- present. Mr. Ratchkauskas was not present

### **Approval of the Minutes:**

Mr. Bross called for a motion to approve the March 20, 2013 minutes and asked for any changes or corrections.

Ms. Debes made a motion to approve the March 20, 2013 minutes.

Seconded by Mr. Swen.

### **Roll Call Vote:**

Ms. Mills-yes, Mr. Swen- yes, Ms. Mills-yes, Mr. Bross-yes. Motion passed.

### **Applications filed for Review:**

None

**New Business**

**Cimarron Planned Residential Development-Revised Tentative Plan**

The Planning Commission had a discussion on the Planning Director's letter dated April 11, 2013.

Mr. Bish stated the approval/denial request should be in 3 separate motions.

Mr. Swen made a motion to approve Cimarron Planned Residential Development subject to terms and conditions referenced in the Township Planning Director's letter dated April 11, 2013.

Seconded by Mr. Bross.

**Roll Call Vote:**

Mr. Swen-yes, Ms. Mills-yes, Ms. Debes-abstain, Mr. Bross-yes. Motion passed.

Mr. Swen made a motion to recommend approval of the modification request to waive the construction of a cul-de-sac- at the end of Lariat Drive provided the applicant provides a right-of-way for future road connection to the neighboring property.

Seconded by Ms. Debes.

**Roll Call Vote**

Mr. Swen-yes, Ms. Mills-yes, Ms. Debes-yes, Mr. Bross-yes. Motion passed.

Mr. Bross made a motion to recommend approval of the modification request to permit manholes 5-5 and 6-21 to be a maximum depth of 17 feet.

Seconded by Ms. Mills.

**Roll Call Vote**

Mr. Swen-yes, Ms. Mills-yes, Ms. Debes-yes, Mr. Bross-yes. Motion passed.

Mr. Foltz withdrew waiver request 11, which would waive the requirement to install street lights, and waiver request 12, which would require a minimum of 2 feet freeboard in the detention pond.

**Robert Morris University-Consultant Presentation**

The Planning Commission had a brief discussion.

Mr. Bish is creating a new overlay district and stated this is a new use along with University Boulevard Overlay District and applicant will have to meet both overlays. The new overlay district is in a C-2 but only includes the Holiday Inn property to Moon Clinton Road. The new overlay district is a draft and could be reviewed for the July Board of Supervisors meeting. The County has a 45 day review process.

Ms. Mills stated our solicitor and planning director have been working on this overlay for months and are working out the details. I have faith they will come up with a great overlay.

Ms. Debes raised a concern about voting on the overlay without having time to read and review the draft.

Mr. Bross asked for public comment.

No public comment.

Ms. Mills called for a motion to recommend approval for the new overlay district.

Seconded by Mr. Swen

Roll Call Vote:

Mr. Swen-yes, Ms. Mills-yes, Ms. Debes-abstain, Mr. Bross-yes. Motion passed.

Comprehensive Plan Update

Mr. Olsen handed out a draft to be reviewed by the Planning Commission. Mr. Olsen gave a brief overview of the material in the draft to be reviewed.

Adjournment:

Ms. Debes made a motion to adjourn.

Seconded by Mr. Swen.

Roll Call Vote:

Mr. Swen-yes, Ms. Mills-yes, Ms. Debes-yes, Mr. Bross-yes. Motion passed.

Meeting adjourned at 7:55 PM

Respectfully submitted by: Lynda Shandrick