

# MOON TOWNSHIP PLANNING COMMISSION MINUTES

April 24, 2012  
6:00 P.M.

## Planning Commission:

Scott Melton  
Allan Bross  
Joseph D'Andrea  
Craig Swen  
Zelik Ratchkaukas

## Other:

Jeanne Creese-Moon Township  
Lynda Shandrick- Moon Township  
Dan Kauffman-Township Engineer  
Adam McGurk-Moon Township  
Tim Bish-Township Solicitor

Mr. Bross called the meeting to order at 6:00 P.M. Mr. Melton informed the Planning Commission he may be a few minutes late for the meeting.

## Roll Call:

Mr. D'Andrea-present, Mr. Bross-present, Mr. Swen-present. Mr. Ratchkaukas-present, Ms. Debes-present. Ms. Mills was not present.

## Approval of the Minutes:

Minutes for February 28, 2012 and March 27, 2012.

Mr. Bross called for a motion to approve the February and March 2012 minutes and asked for any corrections.

Ms. Debes noted a correction to March 27, 2012 minutes on page 5, line 4 starting the sentence drops off and needs to be completed.

Mr. Bross called for a motion to approve the February 28, 2012 and March 27, 2012 minutes with the noted correction to page 5.

Seconded by Mr. Swen.

## Roll Call Vote

Mr. Swen-yes, Mr. Ratchkaukas-yes, Mr. Bross-yes, Mr. D'Andrea-yes, Ms. Debes-yes. Motion passed.

Melton arrived at 6:15 P.M. to take over the meeting, as chairmen.

**Sketch Plans**

None

**Applications filed for Review**

Robert Morris University RISE Center School of Nursing-Combined Preliminary and Final Major Land Development Plan

Foxwood Knolls-Phase II Final Plan

Mr. McGurk stated both plans are being reviewed by the Township Engineer.

**Old Business**

Pittsburgh International Business Park

The Planning Commission reviewed the request to table the PNRD and flex space conditional use applications for the Pittsburgh International Business Park, as requested by the applicant in the letter dated April 17, 2012.

Mr. Ratchkaukas called for a motion to table Pittsburgh International Business Park Applications.

Seconded by Mr. Swen.

**Roll Call Vote**

Mr. Bross-yes, Ratchkauskas-yes, Mr. D'Andrea-yes, Mr. Swen-yes, Mr. Melton-yes, Ms. Debes-yes. Motion passed.

**The Goddard School Major Land Development Plan**

The applicant, Minnock Real Estate Services has submitted a preliminary and final major land development plan for Goddard School. The property is located along Commerce Drive within the Airport Professional Office Center, the property is zoned BP and day care centers are a permitted use, the building is 8,585 square feet. The applicant will have to seek a zoning ordinance amendment to provide kindergarten classes, but only the day care can proceed at this time. The applicant is

requesting to pay the fee-in-lieu-of for the sidewalks and also is requesting a design waiver from the maximum two feet of freeboard requirement in standard detail SWM-1.

Mr. Bross called for a motion to approve Goddard School Major Land Development Plan.

Seconded by Mr. Swen.

Mr. Melton called for a motion to recommend of the fee-in lieu-of for the sidewalks.

Seconded by Mr. Swen

Roll Call Vote

Mr. Bross-yes, Ratchkauskas-yes, Mr. D'Andrea-yes, Mr. Swen-yes, Mr. Melton-yes, Ms. Debes-yes. Motion passed.

New Business

None

Marcellus Shale Update

Ms. Creese gave an update on Act 13 and an appeal has been filed for a 120 day stay issued by the Commonwealth Court for the zoning portion of Act 13, and the request to intervene, as filed by several industry professionals and legislators. The legal activity will delay the development of any ordinance amendments.

Ms. Debes had additional information for the Planning Commission.

Comprehensive Plan Update:

Mr. McGurk said, Mr. Pierce discussed the Moon Township Municipal Authority Report and Pittsburgh International Airport Development Master Plan. Mr. McGurk wanted to encourage the Planning Commission to attend the May 9<sup>th</sup> (transportation) and July 11<sup>th</sup> (goals and objectives) meetings.

Roll Call Vote:

Mr. Bross-yes, Ratchkauskas-yes, Mr. D'Andrea-yes, Mr. Swen-yes, Mr. Melton-yes, Ms. Debes-yes.  
Motion passed.

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**Adjournment**

Mr. Bross called for motion to adjourn 8:40 P.M.

Seconded by Ms. Debes

**Roll Call Vote**

Mr. Bross-yes, Ratchkauskas-yes, Mr. D'Andrea-yes, Mr. Swen-yes, Mr. Melton-yes, Ms. Debes-yes.  
Motion passed.

Respectfully submitted by: Lynda Shandrick