

# MOON TOWNSHIP PLANNING COMMISSION MINUTES

February 20, 2013  
6:00 P.M.

## **Planning Commission:**

Allan Bross  
Nancy Mills  
Craig Swen  
Zelik Ratchkauskas  
Shannon Debes

## **Other:**

Adam McGurk-Moon Township  
Lynda Shandrick-Moon Township

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

## **Roll Call:**

Ms. Mills-present, Mr. Ratchkauskas-present, Mr. Swen-present, Ms. Debes-present, Mr. Bross-present.

## **Reorganization:**

Mr. McGurk asked for nominations for chairman.

Ms. Mills nominated Mr. Bross.

Seconded by Mr. Ratchkauskas.

Ms. Debes said before she votes she wants to make sure attendance will be consistent.

## **Roll Call Vote:**

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

Mr. McGurk turned the meeting over to Mr. Bross.

Mr. Bross asked for nominations for vice-chairman.

Mr. Bross nominated Ms. Mills.

Seconded by Mr. Ratchkauskas.

Roll Call Vote:

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

Mr. Bross asked for a nomination for secretary.

Ms. Mills nominated Ms. Debes.

Seconded by Mr. Ratchkauskas.

Roll Call Vote:

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

Mr. Bross asked for a nomination for Treasurer.

Mr. Ratchkauskas nominated Mr. Swen.

Mr. Swen nominated Mr. Ratchkauskas.

Nominations seconded by Mr. Bross.

Roll Call Vote:

Mr. Ratchkauskas- Mr. Swen, Ms. Mills- Mr. Ratchkauskas- Mr. Bross- Mr. Ratchkauskas, Mr. Swen- Mr. Ratchkauskas, Ms. Debes- Mr. Rachtkauskas. Motion passed for Mr. Ratchkauskas.

**Approval of the Minutes:**

Mr. Bross asked for a motion to approve the December 19, 2012 minutes and asked for any corrections or changes to the minutes.

Ms. Debes asked for a correction to Mr. Ratchkauskas name, the spelling was incorrect. Ms. Debes called for a motion to approve the December 19, 2012 minutes with a correction to Mr. Ratchkauskas spelling.

Seconded by Mr. Swen.

Roll Call Vote:

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

**Applications Filed for Review**

- a. Pittsburgh International Business Park PNRD Master Plan- Building 210 Final Plan
- b. Verizon Wireless Pit- Coraopolis Heights Cell Site Minor Land Development Plan

Mr. McGurk gave a brief overview and the plan will be on the March Planning agenda. The plans were submitted as complete and are being reviewed.

**New Business**

- a. Pittsburgh International Business Park PNRD
  - 1. Call for a motion to table/recommend approval/denial of the landscape deviation conditional use application to permit the relocation of interior parking lot landscape island shade trees, and associated shrubs and perennials from the landscape islands in front of each primary building entrance to the area between the parking lot and the front wall of each building in the Pittsburgh International Business Park PNRD.
  - 2. Call for a motion to table/recommend approval/denial of the Final Land Development Plan Amendment in the form of an amended landscape plan for Building 100 of the Pittsburgh International Business Park PNRD subject to the terms and conditions of the original approval referenced in the Township Solicitor's decision letter dated August 10, 2012, and the incorporation of the amended plan into the Development Agreement between the Township of Moon and PIBP 100 LLC dated November 1, 2012.
  - 3. Call for a motion to table/recommend approval/denial of the Final Land Development Plan amendment in the form of an amended landscape plan for Building 110 of the Pittsburgh International Business Park PNRD subject to the terms and conditions of the original approval referenced in the Township Solicitor's decision letter dated November 6,

2012, and the incorporation of the amended plan into the development agreement between the Township of Moon and PIBP110 LLC dated November 16, 2012.

Mr. Hudec was present to request a landscape deviation change to modify the design from the original landscaping plan and move the trees to the front of the building instead of in front of the parking islands.

Mr. Swen called for a motion to recommend approval of the landscape deviation conditional use application to permit the relocation of interior parking lot landscape island shade trees, and associated shrubs and perennials from the landscape islands in front of each primary building entrance to the area between the parking lot and the front wall of each building in the Pittsburgh International Business Park PNRD

Seconded by Mr. Ratchkauskas.

Roll Call Vote:

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

Ms. Debes called for a motion to recommend approval of the Final Land Development Plan Amendment in the form of an amended landscape plan for Building100 of the Pittsburgh International Business Park PNRD subject to the terms and conditions of the original approval referenced in the Township Solicitor's decision letter dated August 10, 2012, and the incorporation of the amended plan into the Development Agreement between the Township of Moon and PIBP 100 LLC dated November 1, 2012.

Seconded by Ms. Mills.

Roll Call Vote:

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

Ms. Mills called for a motion to recommend approval of the Final Land Development Plan amendment in the form of an amended landscape plan for Building 110 of the Pittsburgh International Business Park PNRD subject to the terms and conditions of the original approval referenced in the Township Solicitor's decision letter dated November 6, 2012, and the incorporation of the amended plan into the development agreement between the Township of Moon and PIBP110 LLC dated November 16, 2012.

Seconded by Mr. Swen.

Roll Call Vote:

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

**Comprehensive Plan Update:**

Mr. McGurk gave an update and stated the plan will wrap up at next month meeting and presented to the Board of Supervisors in April 2013.

The Planning Commission had a brief discussion.

**Adjournment:**

Ms. Debes made a motion to adjourn.

Seconded by Mr. Swen.

Roll Call Vote:

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

Meeting adjourned at 6:45 P.M.

Respectfully submitted by: Lynda Shandrick