

MOON TOWNSHIP PLANNING COMMISSION MINUTES

January 24, 2012
6:00 P.M.

Planning Commission:

Scott Melton
Nancy Mills
Joseph D'Andrea
Zelik Ratchkaukas
Shannon Debes

Other:

Jeanne Creese – Moon Township
Lynda Shandrick- Moon Township
Dan Kauffman-Township Engineer
Timothy Bish-Township Solicitor
Marissa Gerkey- Planning Director

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

Roll Call:

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

Reorganization:

Mr. Melton opened the floor for nominations.

Chairman:

Mr. Ratchkaukas called for a motion to nominate Mr. Melton as chairman.

Seconded by Ms. Mill.

Roll Call Vote:

Mr. D'Andrea-yes, Mr.Ratchkaukas-yes, Mr. Melton-yes, Ms.Mills-yes, Ms. Debes-yes. Motion passed.

Vice Chairman:

Mr. D'Andrea called for a motion to nominate Ms. Mills as vice-chairman.

Seconded by Mr. Ratchkaukas.

Roll Call Vote:

Mr. D'Andrea-yes, Mr. Ratchkaukas-yes, Mr. Melton-yes, Ms. Mills-yes, Ms. Debes-yes. Motion passed.

Secretary:

Ms. Mills called for a motion to nominate Mr. Bross.

Seconded by Mr. Ratchkaukas.

Roll Call Vote:

Mr. D'Andrea-yes, Mr. Ratchkaukas-yes, Mr. Melton-yes, Ms. Mills-yes, Ms. Debes-yes. Motion passed.

Treasurer

Mr. Ratchkaukas called for a motion to nominate Mr. Swen as treasurer.

Seconded by Mr. Melton.

Roll Call Vote:

Mr. D'Andrea-yes, Mr. Ratchkaukas-yes, Mr. Melton-yes, Ms. Mills-yes, Ms. Debes-yes. Motion passed.

Approval of the Minutes:

Mr. Melton called for motion to approve the November 29, 2012 minutes and asked for any corrections to the minutes.

Mr. Ratchkaukas said a correction to page 2, change Mr. Creese to Ms. and Mr. Melton asked for a correction on page 3 to take County out of his statement.

Ms. Mills called for a motion to approve the November 29, 2011 minutes with the above corrections added to the minutes.

Seconded by Mr. Ratchkaukas.

Roll Call Vote:

Mr. D'Andrea-yes, Mr. Ratchkaukas-yes, Mr. Melton-yes, Ms. Mills-yes, Ms. Debes-yes. Motion passed.

Introduction- New Planning Director: Marissa Gerkey

Ms Creese introduced the commissioners to Ms. Gerkey and asked Ms. Gerkey to give an introduction of her qualifications.

Ms. Gerkey stated; I attended Almira College in NY with a graduate degree in International Studies and Political Science. I am currently attending Pratt Institute of Brooklyn, NY completing my Masters thesis in City and Regional Planning. Before coming to Moon Township I was the Assistant Planning Director for Crawford County. Ms Gerkey also stated she is on the board of American Society of Highway Engineers and Pennsylvania Planning Associates.

Sketch Plans

Pittsburgh International Business Park (Tentative)

Ms. Creese said she and the Township staff met with Pittsburgh International Business Park for a brief over view of the project. The sketch plans will be provided in the February packet. Ms. Creese said Pittsburgh International Business Park would like to invite the Board of Supervisors and Planning Commission members to the Cranberry site to see the finished building project there.

Applications Filed for Review

None

Old Business:

Auto-Zone-Amended Final Plan Approval

Mr. Murphy said the applicant has come in over budget and they are revising the plans and asking for removal of a driveway and 5 parking spaces. The driveway that we are eliminating is an access driveway; everything else on the plan will remain the same. The applicant has resubmitted to Penn Dot and Allegheny Conservation District and is waiting for approval.

Mr. Melton asked if the turn lanes for right in and right out would affect traffic and the truck deliveries to the shopping center with the elimination of the access driveway.

Mr. Murphy said, Auto Zone owns the delivery trucks so the delivery time can be scheduled late evening and in off peak hours, no customers will be in the parking lot. We used Cad to simulate an 18 wheeler in the parking lot and we had no problems maneuvering the truck in the parking lot.

Ms. Mills asked if eliminating the 5 parking spaces would affect the requirements in the ordinance.

Mr. Murphy stated it was more than adequate for the requirements.

Mr. Melton asked the applicant to make sure there is adequate lighting in the back of the building.

Ms. Debes asked the commissioners if the glazing requirements were met.

The commissioners said yes the glazing has met the requirements.

Mr. Melton asked if there were any questions or concerns.

Mr. D'Andrea called for a motion to recommend approval for Auto-Zone- Amended Final Plan Approval contingent upon the following conditions: (1) that Auto Zone provide the Township with written documentation stating that it has abandoned the maximum (number of) driveway entrances deviation approval granted by the Board on March 2, 2011; and (2) that Auto Zone execute an addendum to the Development Agreement dated may 2011 verifying the amended plan and abandoned deviation, such addendum to be in form acceptable to the Township Solicitor.

Seconded by Mr. Ratchkaukas.

Roll Call Vote:

Mr. D'Andrea-yes, Mr. Ratchkaukas-yes, Mr. Melton-yes, Ms. Mills-yes, Ms. Debes-yes. Motion passed.

Cimarron PRD, Phase 2-Amended Final Plan Approval

Ms. Gerkey stated the applicant is not present, but the Mylar is here for signature.

Mr. Bish said to note the waiver on the plan from the Board of Supervisors.

Ms. Mills called for a motion to approve Cimarron PRD, Phase 2-Amended Final Plan Approval with the condition to note on the plan regarding PRD Building Separation Sprinkler Waiver approved by the Board of Supervisors at the meeting on January 3, 2012.

Seconded by Mr. Ratchkaukas.

Roll Call Vote:

Mr. D'Andrea-yes, Mr. Ratchkaukas-yes, Mr. Melton-yes, Ms. Mills-yes, Ms. Debes-abstain. Motion passed.

Foxwood Knolls PRD, Phase I, Revised Final Plan.

Mr. Melton stated the applicant is requesting a wavier from the 50 foot perimeter building line requirement of §208-1312.D(3)(a) of the Township Zoning Ordinance in order to permit a 25 foot perimeter building line for Lots 156,157, and 158 of Phase I of the Foxwood Knolls PRD, which will correspond with the proposed 25 foot rear setback on these lots.

Ms. Mills said at the last meeting the Planning Commission requested a letter from the DiCicco family stating their approval since they are the land owner that abuts the property.

The applicant had not received any correspondence from the DiCicco family in reference to the property.

The Planning Commission tabled any action to approve or deny the request until they hear from the DiCicco family.

Mr. Melton made a motion to table any action on the Foxwood Knolls PRD Phase I Revised Final Plan, until correspondence from the DiCicco family can be provided to the Planning Commission.

Seconded by Mr. Ratchkaukas.

Roll Call Vote:

Mr. D'Andrea-yes, Mr. Ratchkaukas-yes, Mr. Melton-yes, Ms. Mills-yes, Ms. Debes-yes. Motion passed

Ms Debes called for a motion to table any action for the Foxwood Knolls PRD Phase I, Revision No. 1, due to denial of the above request.

Seconded by Mr. Melton.

Roll Call Vote

Mr. D'Andrea-yes, Mr. Ratchkaukas-yes, Mr. Melton-yes, Ms. Mills-yes, Ms. Debes-yes. Motion passed

New Business

None

Marcellus Shale Ordinance

Mr. D'Andrea informed the Planning Commission members of two programs one on KDKA radio and the other is a website Marcellus Shale USA and I want to state I am NOT in favor of any drilling in Moon Township.

Mr. Melton would like to know if we have a map showing where the Oil & Gas Wells are located and are any currently active.

Ms. Mills said I too would like to know if any are active wells and where they are located. Ms. Mills also said she is aware of a couple of Moon residents negotiating wells on their property.

Ms. Creese added that wells are DEP regulated.

Ms. Debes asked if the Township has maps with well locations.

Mr. Melton feels a map with current and abandon wells would be useful in the future and knowing where they are located would be helpful for future drilling.

Mr. D'Andrea also would like to have a map to verify the active/non active gas & petroleum wells and where they are located.

Ms. Creese stated there is no update on the oil & Gas Ordinance the State is currently working on finalizing an ordinance.

Ms. Mills said she feels an overlay for the ordinance would be too complicated.

The Planning Commission agreed an overlay would not work.

Mr. Melton added this ordinance seems to be in a state of flux, let's just wait and see what the State decides.

Ms. Mills has concerns the Board of Supervisors are receiving pressure from 2 groups in reference to the ordinance and I do not want the board to feel the Planning Commission is not making any progress.

Ms. Creese stated she informs the Board of Supervisors of all the discussions on the Oil and Gas Ordinance and the input The Planning Commission is putting into the ordinance.

Mr. Melton stated, drafting an ordinance without State input is not a benefit to the Township.

The Planning Commission agreed.

Ms. Mills would like Representative Mustio and the County to meet with the Planning Commission and give an update. Also, the Board of Supervisors are meeting in February with the County on who owns the rights.

Comprehensive Plan Update:

Mr. Melton would like to note, the map used in the survey was very outdated.

Ms. Creese said the January Comprehensive Plan meeting was canceled due to the survey not calculated for January. Ms. Creese stated that she and Ms. Gerkey were going to have a meeting with Olson & Associates and go over the function of the meetings and having more input from the committee.

Adjournment

Ms. Debes called for a motion to adjourn.

Seconded by Mr. Ratchkaukas.

Roll Call Vote:

Mr. D'Andrea-yes, Mr. Ratchkaukas-yes, Mr. Melton-yes, Ms. Mills-yes, Ms. Debes-yes. Motion passed

Respectfully submitted by: Lynda Shandrick

