

MOON TOWNSHIP PLANNING COMMISSION MINUTES

July 18, 2012
6:00 P.M.

Planning Commission:

Nancy Mills
Joseph D'Andrea
Zelik Ratchkauskas
Shannon Debes
Allan Bross (arrived 6:04 P.M.)

Other:

Adam McGurk-Moon Township

Ms. Mills called the meeting to order at 6:00 P.M.

Roll Call:

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

Approval of the Minutes:

Ms. Mills asked for a motion to approve the June 20, 2012 minutes and asked for any corrections or changes to the minutes.

Mr. Ratchkauskas asked for a correction to the June 20, 2012 minutes, to amend the spelling of his last name.

Mr. Racthkauskas called for a motion to approve the June 20, 2012 minutes with the amendment to correct the spelling of his last name.

Seconded by Ms. Debes.

Roll Call Vote

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

Sketch Plans

None

Applications Filed for Review

Mr. McGurk stated the plan is under review and the applicant will present the request at next month's meeting.

Old Business

Pittsburgh International Business Park

The applicant Continental/Chaska, LLC has revised their PNRD conditional use application for a 6 building master planned office park. The property is zoned BP (Business Park) which is a permitted use. The applicant is required to seek final PNRD plan approval for each building should the plan be approved. For Flex Space Conditional Use Application, the developer has committed to not having any warehouse users within the site.

Ms. Mills called for a motion to approve the Non-Planned Residential Development (PNRD) Master Plan application for the Pittsburgh International Business Park, subject to the conditions referenced in the Township Solicitor's memorandum dated June 20, 2012.

Seconded by Mr. Ratchkauskas.

Roll Call Vote

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

Mr. Ratchkauskas called for a motion to approve the request for Flex Space Conditional Use Application.

Seconded by Mr. Bross.

Roll Call Vote:

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

New Business

Cimarron Planned Residential Development

The applicant has submitted a revised tentative plan application and a final Phase 3 Plan application. The revised PRD relates to the number of lots, the phasing schedule, and the lot size. The final Phase 3 Plan has reduced the number of lots from 42 to 36.

Revised Tentative Plan

Mr. Bross called for a motion to approve the Cimarron Planned Residential Development Revised Tentative Plan subject to terms and conditions referenced in the Township Solicitor's memorandum dated June 14, 2012, as amended.

Seconded by Mr. Ratchkauskas.

Roll Call Vote

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

Mr. Ratchkauskas called for motion to approve the Phase 3 Final Plan subject to terms and conditions referenced in the Township Solicitor's memorandum dated June 14, 2012, as amended.

Seconded by Mr. Bross

Roll Call Vote

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

Proposed Zoning Ordinance Amendments

Robert Morris University is seeking approval of a Zoning Ordinance text amendment in order to permit Dormitory, as a conditional use in a C-2 (Highway Commercial) Zoning District. The Planning Commission has concerns with the request for the change and suggested to look into other revisions for the use. The applicant stated they would like to discuss with the Board of Supervisors other options, as it related to tax exempt properties.

Mr. Melton called for a motion to table the Dormitory Zoning Amendment Ordinance, which would add Dormitory as a conditional use in the C-2 Highway Commercial Zoning District, as requested by Robert Morris University.

Seconded by Mr. Ratchkauskas.

Roll Call Vote

Mr. Ratchkauskas-yes, Mr. Bross-yes, Mr. Melton-yes, Ms. Mills-yes, Mr. D'Andrea-no. Motion passed.

Marcellus Shale Update

Mr. McGurk said the proposed ordinance amendment is on hold until the Act 13 appeal has been resolved.

Comprehensive Plan Update

Mr. McGurk updated the Planning Commission on the June 13, 2012 meeting and Land Use was the discussion. The next meeting is scheduled July 11, 2012 at 5:30 P.M. and "Goals and Objectives" will be the topic. The consultant is considering adding another meeting date in August.

Adjournment

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

Seconded by Ms. Mills.

Roll Call Vote

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

Respectfully submitted by: Lynda Shandrick