

MOON TOWNSHIP PLANNING COMMISSION MINUTES

June 27, 2012
6:00 P.M.

Planning Commission:

Scott Melton
Allan Bross
Zelik Ratchkaukas
Nancy Mills
Joseph D'Andrea

Other:

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

Mr. Melton called the meeting to order at 6:10 P.M.

Roll Call:

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

Approval of the Minutes:

Mr. Melton asked for a motion to approve the May 29, 2012 minutes and asked for any corrections or changes to the minutes.

Mr. Bross called for a motion to approve the May 29, 2012 minutes.

Seconded by Mr. Racthkaukas

Roll Call Vote

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

Sketch Plans

None

Applications Filed for Review

Pittsburgh International Business Park PNRD Master Plan- Building 100 Final Plan

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's 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

Roll Call Vote

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Marcellus Shale Update

Mr. McGurk said the proposed ordinance amendment is on hold until the Act 13 appeal has been resolved. A memorandum from special council was distributed to the Planning Commission for review.

Comprehensive Plan Update

The next committee meeting will be June 13, 2012 at 5:30 PM (Land Use Discussion).

Adjournment

Mr. Swen called for motion to adjourn 8:15 P.M.

Seconded by Mr. Melton

Roll Call Vote

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

Respectfully submitted by: Lynda Shandrick