

MOON TOWNSHIP PLANNING COMMISSION MINUTES

May 29, 2012
6:00 P.M.

Planning Commission:

Scott Melton
Allan Bross
Zelik Ratchkaukas
Craig Swen
Nancy Mills
Joseph D'Andrea
Shannon Debes

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 6:00 P.M.

Roll Call:

Mr. Swen -present, Mr. Bross-present, Mr. Melton-present, Mr. Ratchkaukas-present, Ms. Debes-present. Ms. Mills arrived at 7:15 PM and Mr. D'Andrea arrived at 7:00 P.M.

Approval of the Minutes:

Mr. Melton asked for a motion to approve the April 27, 2012 minutes and for any corrections or changes to the minutes.

Ms. Debes called for a motion to approve the April 27, 2012 minutes.

Seconded by Mr. Racthkaukas

Roll Call Vote

Mr. Swen-yes, Mr. Ratchkaukas-yes, Mr. Bross-yes, Mr. Melton-yes, Ms. Debes-yes.. Motion passed.

Sketch Plans

None

Applications Filed for Review

Mr. McGurk said the plans have been filed and are being reviewed. Cimarron Planned Residential Development revised PRD and Phase II will be on the agenda next month.

Future Planning Commission Meeting Schedule

Ms. Debes called for motion to move the Planning Commission meeting date to the 3rd Wednesday of each month, the start time 6:00 PM will remain the same. The application deadline will remain the same.

Seconded by Mr. Ratchkaukas.

Roll Call Vote

Mr. Swen-yes, Mr. Ratchkaukas-yes, Mr. Bross-yes, Mr. Melton-yes, Ms. Debes-yes.. Motion passed.

Old Business

Pittsburgh International Business Park

Mr. Ratchkaukas called for a motion to table the Non-Planned Residential Development (PNRD) Master Plan application for the Pittsburgh International Business Park, as requested by the applicant.

Seconded by Mr. Swen.

Roll Call Vote

Mr. Swen-yes, Mr. Ratchkaukas-yes, Mr. Bross-yes, Mr. Melton-yes, Ms. Debes-yes.. Motion passed.

New Business

Mr. Melton moved ahead to Kenny Ross, due to the Foxwood Knolls applicant not present.

Kenny Ross Toyota-Major Land Development Plan Amendment

The applicant, Moon Partners, LP has submitted an amended Major Land Development Plan for the proposed Kenny Ross Toyota Dealership. The applicant is proposing removing the walking trail and adding more landscaping to the plan.

Mr. Ratchkaukas called for a motion to recommend approval for Kenny Ross Toyota Major Land Development Plan amendment subject to terms and conditions of the original approval, dated

August 4, 2010, the resolution of the outstanding issues set forth in the Township Engineer's letter dated May, 8, 2012, and the incorporation of the amended plan into the development agreement between the Township of Moon and Moon Toyota Partners, L.P. dated December 31, 2010.

Seconded by Mr. Melton.

Roll Call Vote

Mr. Swen-yes, Mr. Ratchkaukas-yes, Mr. Bross-yes, Mr. Melton-yes, Ms. Debes-yes.. Motion passed.

Robert Morris University-RISE Center/School of Nursing-Combined Preliminary/Final Major Land Development –Revised Final Plan.

The applicant has submitted a combined preliminary and final Major Land Development Plan application for the proposed RISE Center/ School of Nursing. The site is located to the East of the existing John Jay Center located along Pennsylvania Ave. The building will be three stories, 42,950 square feet. The development will complete the loop road and add parking spaces, and will take place in 2 phases.

Mr. Ratchkaukas called for motion to approve Robert Morris University-RISE Center/School of Nursing-Combined Preliminary/Final Major Land Development.

Seconded by Mr. D'Andrea.

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.

Foxwood Knolls Planned Residential Development Amendment

The applicant, Maronda Homes has submitted a revised tentative Planned Residential Development application. The amended PRD only relates to the completion schedule for the proposed public improvements for each phase. The final Phase II Plan consists of 35 single family homes, the lot size of 23.432 acres, and the PRD design has not changed.

Revised Tentative Plan

Mr. Bross called for a motion to approve Foxwood Knolls Planned Residential Development subject to the terms and conditions in the Township Solicitor's letter dated May 24, 2012 (as amended with an updated schedule).

Seconded by Mr. Ratchkaukas.

Roll Call Vote

Mr. Swen-no, Mr. Ratchkaukas-yes, Mr. Bross-yes, Mr. Melton-yes, Mr. D'Andrea-yes, Ms. Mills-yes, Ms. Debes-yes. Motion passed.

Phase II Final Plan

Mr. Ratchkaukas called for motion to approve the Foxwood Knolls Planned Residential Development, Phase II Final Plan subject to terms and conditions referenced in the Township Solicitor's letter dated May 24, 2012.

Seconded by Mr. D'Andrea.

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.

Scott Station Metro Office Park Lots 2 and 3 Planned Non-Residential Development-Revised Final Plan

The applicant, DiCicco Development has submitted a revised final Planned Non-Residential Development (PNRD), while much of the development remains the same, the revision is for a slight shift in the building foot prints and to reduce the size of the hotel.

A motion was called to recommend approval for the Scott Station Metro office Park Lot 2 and 3 Planned Non-Residential Development-Revised Final Plan subject to all issues addressed in the Township Solicitor's letter dated May 29, 2012.

Seconded by Mr. Ratchkaukas.

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.

Proposed Zoning Ordinance Amendments

1521 Coraopolis Heights Road

The applicant Ronald Tarquinio is requesting approval for rezoning of 1521 Coraopolis Heights Road. The property is located on the corner of Beaver Grade Road and Coraopolis Height Road. The request is from C-1 to R-1A. The applicant is always requesting to be removed from the Carnot Village Overlay District.

Ms. Mills called for a motion to approve the 1521 Coraopolis Heights Road zoning request from C-1 to R-1A and remove the subject property from the Carnot Village Overlay District

Seconded by Mr. Ratchkaukas.

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.

NOTE: Neighbors from the surrounding property, Mr. Capwell and Mr. Seka wrote a letter in support of the zoning change.

Proposed Flex Space and Kindergarten Zoning Amendment Ordinance.

The proposed zoning amendment ordinance would tighten restrictions on storage spaces for Flex Space users within Business Park (BP) Zoning District, also would prohibit and light industrial and/or warehouse uses for Flex Space in the BP District. The proposed ordinance would remove "kindergarten" from the school definition.

Mr. Bross called for a motion to approve the Flex Space and Kindergarten Zoning Amendment Ordinance, as transmitted to the Planning Commission by the Solicitor in his letter dated May 8, 2012.

Seconded by Mr. Ratchkaukas.

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.

Mr. McGurk added, he received a letter in support from the Goddard School.

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