

**NORTH FAYETTE TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
TUESDAY, OCTOBER 15, 2013
7:30 P.M.**

The meeting was called to order with Mr. Bob Owens presiding.

MEMBERS PRESENT:

Bob Owens, Chairman
Bill Fitzgerald, Vice Chairman
David Cosnek, Board Member
Fred Lutz, Board Member
Charles Kyle, Board Member
Tom McDermott, Township Solicitor
Kevin Brett, P.E., Township Engineer
Laura Ludwig, Township Community Development Director
Cheryl Cherico, Recording Secretary

MEMBERS ABSENT:

Shawn Wingrove, EIT

OTHERS PRESENT:

Jason Gordon, Flynn Construction
Andrea Iglar, Pittsburgh Post-Gazette

UNFINISHED BUSINESS:

Mr. Owens asked for a motion to approve the minutes from the September 17, 2013. He said it was obviously a long meeting.

Ms. Cherico said that motion needed to be with corrections that were submitted.

Mr. Fitzgerald asked who made the changes.

Mr. Owens said Mr. McDermott.

Ms. Cherico said there was a copy if anyone wanted to see the changes.

Mr. McDermott said the changes were highlighted.

A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. DAVE COSNEK, AND CARRIED, TO APPROVE THE CORRECTED MINUTES FROM THE SEPTEMBER 17, 2013, MEETING.

ROLL CALL:	BILL FITZGERALD	YES
	DAVE COSNEK	YES
	FRED LUTZ	YES
	CHUCK KYLE	YES
	BOB OWENS	YES

Mr. Fitzgerald said he wanted to say that Ms. Cherico did a great job. He said there was a lot of talking, multiple people talking, we actually had to be reprimanded, and the minutes looked pretty good. He said he just wanted to say thank you.

NEW BUSINESS:

- 1. Application 2013-25 – West Peripheral Hotels** – Application for preliminary and final non-residential land development on two lots totaling 6.1 acres of land located at the end of Sutherland Drive in a B-2 General Commercial/ I-2 Heavy Industrial Zoning District. Note: This property is located in both North Fayette Township and Robinson Township.

Mr. Owens asked a representative to approach the Board.

No representative was present.

The Board reviewed the comments of Ms. Ludwig, Mr. Brett and the submitted comments of Ms. Kay Pierce of Allegheny County Economic Development.

Ms. Ludwig said she had spoken with Mr. Brett earlier in the day over whether the application could possibly be approved this evening contingent on some of the items being addressed. She said they concluded that overall, there were just too many items still outstanding to be able to do that this evening. She said the applicant elected not to come tonight and they would resubmit any revised drawings by Nov. 5, come before the Planning Commission again on Nov. 19 and hopefully before the Board of Supervisors the following week.

Ms. Ludwig made the following review comments:

1. This is an application for preliminary and final non-residential land development on two lots totaling 6.1 acres of land located at the end of Sutherland Drive in a B-2 General Commercial District and I-2 Heavy Industrial Zoning District.
2. Please Note: This property is located in both North Fayette Township and Robinson Township and is going through land development approval in both municipalities.
3. A motel/hotel is a permitted use in the B-2 Zoning District but is not a permitted use in the I-2 District. Thus, the property needs to be rezoned to allow for the proposed use. In the

interest of time, the Township agreed to move forward with the rezoning process itself, in lieu of requiring the applicant to initiate that process, provided that the applicant is agreeable to reimbursing the Township for its professional consultant fees relating to same. The applicant agreed that such fees and costs may be charged back for reimbursement as part of the companion subdivision application plan being filed in conjunction with this land development plan. The public hearing regarding the proposed rezoning of parcels 413-P-8 and 413-P-3 is scheduled for Tuesday, October 22nd at 7:00pm.

4. The land development plan submitted also reflects that a companion subdivision/lot line relocation involving parcels was completed. The subdivision plan application was submitted on September 13, 2013 and is the next item on the October 15, 2013 meeting agenda.
5. The proposed land development consists of two hotels, including a Fairfield Inn and a Towne Place Suites (Marriott's version of an extended stay hotel). The portion of the property in Robinson Township is zoned Unified Commercial Development (UCD)/C-3. The Towne Place Suites is located partially in North Fayette and partially in Robinson while the Fairfield Inn is located entirely in Robinson Township. The hotels will be accessible via a private right-of-way (Rudow Blvd) off of Sutherland Drive in Robinson Township.
6. Once the Towne Place Suites is built, there will be approximately 15 or so acres left to be developed on the North Fayette parcel, about 8 or 9 acres of which are likely usable given the topography of the site.
7. There are no bars, restaurants, and/or banquet or meeting facilities in either hotel. Thus, the parking requirements for a motel/hotel are the only relevant parking requirements that need to be met on the site. Per the plans submitted, the hotel in North Fayette meets the parking requirements outlined in Zoning Ordinance # 360.
8. According to the applicant, revised E&S plans have been forwarded to the Allegheny Conservation District (ACCD) that note the additional disturbed acreage to the existing NPDES permit for the development and to add TMI Hospitality Inc. as a co-applicant. This item is still pending and the applicant has noted they will forward the ACCD approval letter once received.
9. Per Section 502 of the Subdivision and Land Development Ordinance (SALDO) #226, the development is required to be serviced by public water and sewer. The applicant has noted in their response letter that a water service and sewer service availability letter has been requested from the Municipal Authority of the Township of Robinson and will be provided once received.
10. Per Sections 310 and 311 of the SALDO, the developer will be required to post a security/performance bond and enter into a developer's agreement with the Township. This item is still pending and can be addressed as the project review progresses.
11. Per Section 803 of the Stormwater Management Ordinance #355, the developer must enter into a stormwater maintenance agreement with the Township and must also pay a fee, to be

determined, into the Township's stormwater facility maintenance fund. These items are still pending and can be addressed as the project review progresses.

12. Per the Allegheny County Subdivision and Land Development Ordinance, all paper plans submitted for recording must have both the embossed and ink seal of the PA licensed surveyor who prepared the plans. The plans submitted did contain both seals. Please make sure the plan for recording also has both the embossed and ink seals.
13. In addition, the County's SALDO requires that all signatures be made in permanent navy blue ink or felt tipped pen.
14. Refer to any comments from the Township Engineer per LSSE's letter dated October 11, 2013.
15. Refer to any comments from the Township Solicitor.
16. Refer to any comments from the Allegheny County Department of Economic Development per their letter dated September 12, 2013.
17. Please note: the applicant is responsible for all engineering, legal, and other related review fees associated with this application and if the escrow deposit is depleted, they will be billed for any remaining fees owed and asked to replenish the escrow account.

At this time, Ms. Ludwig said the application was incomplete, pending the water and sewer service availability letter from the Robinson Township Municipal Authority, the updated approval from ACCD, the additional stormwater information including BMPs and infiltration rates per LSSE's review letter, and the pending rezoning of parcels 413-P-3 and 413-P-8.

Ms. Ludwig recommended that the Planning Commission reject the application as administratively incomplete. The applicant should plan to resubmit for next month's Planning Commission meeting.

Mr. Brett said the largest items are the water and sewer availability letters that triggered some additional discussion. He said the previous building was split 50/50 and the applicant showed the water and sewer coming in and out from the Robinson side. He said they are now showing a split with two sanitary sewers coming out, one in North Fayette and one in Robinson which is probably the way it should be. He said there is no agreement right now on this parcel on how the sewage inter-municipal agreement would work. He said this is an area that previously had not been developed and it is going to have to be worked out on how the area is going to get treated. He said the water is a different story. He said from what he understands, the water is supposed to be serviced by North Fayette and there is not an agreement for this area for anything in North Fayette to be serviced by Robinson. He said they are going to have to work through that and it could change the plans. He said they are going to have to bring a water line from North Fayette to this parcel for that part of the building so it is going to impact what they are doing.

Mr. Brett said another big item beyond those two has to do with stormwater. He said in the initial meeting with the developer, the Township indicated that the stormwater, because there are some shared facilities between the two properties, comes from both North Fayette and Robinson and goes to one pond. Looking at the latest plans, he said that pond is now split between the two parcels. He pointed to the drawing and said there is a hotel here and a hotel there and in between, there is a stormwater management pond. He said the Township has asked them to clearly show how they meet both ordinances in their report. He said the report says they didn't do that. He said that isn't going to fly and the Township needs to see how the sizing was done for the pond to satisfy North Fayette and Robinson combined. He said they need to show both calculations side by side and show here is how much is needed for Robinson, here is how much is needed for North Fayette, here is how big the pond is going to be, and that it would work appropriately. He said right now what they have submitted doesn't do that so the Township doesn't know how the two ordinances combined is going to work. He said that isn't his responsibility as Township engineer to figure that out and it isn't Robinson's engineers' responsibility.

Mr. Brett said the other issue has to do with infiltration tests. He said everyone is doing this now and you have to submit infiltration tests with every pond. He said it has to prove the infiltration rates that are being used with the best management practice of BMP and show how quick the water is going to infiltration for the two year storm event. He said they did not do that, but said they are going to provide it. He said that has to be provided up front. He said depending on the calculations, the pond may have to get bigger if they assume too quick of an infiltration rate. On a site this big if the pond would end up 10 feet bigger, he said they are going to have to move the hotel another 10 feet further into North Fayette Township. He said they have already moved the hotel 30 or 40 feet further into the township just from the first submittal to the second submittal. He said originally the hotel was split in the middle with half in each township and now there is more of it in North Fayette than Robinson. That being the case, he said they would really like to have this information before the Planning Commission would move this forward because it could substantially change the plan. He said this is a new comment that was flushed out today during discussions so the Township is going to have to work through this one. He said the combination of all of these outstanding items is why he doesn't recommend moving this forward at this time. He said he agreed with Ms. Ludwig on the recommendation to reject the application as administratively incomplete until these items have been addressed.

Mr. Brett made the following review comments:

We have completed our review of the above referenced Land Development application documentation, dated September 30, 2013, prepared by GAI Consultants, Inc., as received by our office October 9, 2013. The Land Development application proposes construction of two hotels. The property is located at the end of Sutherland Drive, and is Zoned B-2 – General Business and Airport Zoning Overlay in North Fayette Township. The property is located within both North Fayette Township and Robinson Township.

Previous comments may be found in our letter dated September 16, 2013. The items in italics are previous comments, which have not been resolved as of the date of this letter.

The scope of our review is limited to the portion of the development located within North Fayette Township.

The following listing presents unresolved/non-compliant items identified during our review for conformance to the Township of North Fayette's Zoning Ordinance (No. 360), Subdivision and Land Development Ordinance (No. 226), and Stormwater Management Ordinance (No. 355):

Zoning

1. The Ordinance divides the Township into Zoning Districts as shown on the Official Zoning Map. (Section 201.) **Previous Comment:** *This property may be located in both the I-2 and B-2 districts. The zoning district boundary, as shown on the Township Zoning Map, should be shown on the plan. Should the property be located partially in the I-2 District, LSSE reserves the right to revise the review based on the zoning district line determination.* **Status:** **A public hearing regarding rezoning the entire property to B-2 has been scheduled. Pending.**
2. The Ordinance requires clear sight distance be maintained. (Section 204.6.A.(3).) **Previous Comment:** *Identify the required and available sight distances on the Site Plan.* **Status:** **The Ordinance requires 250 foot minimum sight distance along local streets. A 143 foot sight distance is shown for Rudow Boulevard.**
3. The Ordinance requires 20% of the area occupied by parking spaces by shaded. (Section 206.2.B(2).(h).) **Previous Comment:** *Provide a tabulation of shaded parking area.* **Status:** **The Applicant's consultant indicated 4 trees were added to meet this requirement. A tabulation of total parking space area and shaded parking space area, using a 15 foot radius for each proposed tree, per the Ordinance, has not been provided.**
4. The Ordinance requires all streets paved in accordance with the Township Construction standards (Section 604.5) **Status:** **Subsequent to LSSE's Review No. 1, the plan has been revised to show stone paving for the proposed temporary cul-de-sac. Township Standards require all roadways have a paved surface.**
5. The Ordinance requires that no erosion may occur. (Section 908.) **Previous Comment:** *A Soil Erosion and Sedimentation Control Plan Narrative has not been provided. Documentation that the Soil Erosion and Sedimentation Control Plan has been reviewed and approved by the Allegheny County Conservation District (ACCD) has not been provided. Provide documentation that the plan has been included as a revision to the existing NPDES Permit and that the Developer has become a co-permittee on the existing permit.* **Status:** **Pending.**

Land Development

1. The Ordinance requires a Soil Erosion and Sedimentation Control Plan be provided. (Section 303.2.(c).) **Previous Comment:** *A Soil Erosion and Sedimentation Control Plan Narrative has not been provided. Documentation that the Soil Erosion and Sedimentation*

Control Plan has been reviewed and approved by the Allegheny County Conservation District (ACCD) has not been provided. Provide documentation that the plan has been included as a revision to the existing NPDES Permit and that the Developer has become a co-permittee on the existing permit. Status: Pending.

2. The Ordinance requires the development be served by public water. (Section 502.) **Previous Comment:** *A water service availability letter has not been provided. Status: The Applicant's consultant has indicated an availability letter will be forwarded upon receipt. Pending.*
3. The Ordinance requires the development be served by public sanitary sewers. (Section 502.) **Previous Comment:** *A sewer service availability letter has not been provided. Status: The Applicant's consultant has indicated an availability letter will be forwarded upon receipt. Pending.*
4. The Ordinance requires the posting of a Completion Bond. (Section 310.) **Previous Comment:** *An itemized quantity takeoff and unit price cost estimate has not been provided for review. The cost estimate will aid in the determination of the required bond amount. Status: The Applicant's consultant has indicated a completion bond will be submitted upon approval of the plans.*
5. The Ordinance requires a Development Agreement. (Section 311.) **Previous Comment:** *The Developer should contact the Township Solicitor to initiate the preparation of the Development Agreement. Status: Pending.*
6. The Ordinance requires the site grading to comply with the Township Grading ordinance. (Section 603.1.) Previous comment: The following comments are made after a review per the Township Grading Ordinance:
 - A. The Ordinance requires a Soil Erosion and Sedimentation Control Plan be provided. (Section 11.(e).) **Previous Comment:** *A Soil Erosion and Sedimentation Control Plan Narrative has not been provided. Documentation that the Soil Erosion and Sedimentation Control Plan has been reviewed and approved by the Allegheny County Conservation District (ACCD) has not been provided. Provide documentation that the plan has been included as a revision to the existing NPDES Permit and that the Developer has become a co-permittee on the existing permit. Status: Pending.*
 - B. The Ordinance requires fill be placed and compacted in layers of 12 inches or less. (Section 9.(d).) **Previous Comment:** *A detail for fill placement has not been provided. Status: The detail does not indicate a maximum layer for placement and compaction.*

Stormwater Management

1. The Ordinance requires the Stormwater Management Report be sealed by a professional engineer. (Section 402.B.16.) **Previous Comment:** *The PCSM Report has not been sealed*

by a Professional Engineer. Address PCSM for each municipality individually. Provide a separate BMP maintenance plan for each municipality. **Status: PCSM has not been addressed separately for each municipality. Provided confirmation that the proposed BMPs located in North Fayette are adequate for the portion of the proposed plan in North Fayette. A maintenance plan has not been provided for each municipality.**

2. The Ordinance requires a Soil Erosion and Sedimentation Control Plan be provided. (Section 701.) **Previous Comment:** *A Soil Erosion and Sedimentation Control Plan Narrative has not been provided. Documentation that the Soil Erosion and Sedimentation Control Plan has been reviewed and approved by the Allegheny County Conservation District (ACCD) has not been provided.* **Status: Pending.**
3. The Ordinance requires a Stormwater Maintenance Agreement be signed and recorded. (Section 803.C.1.) **Previous Comment:** *A copy of the signed and recorded Stormwater Maintenance Agreement (sample attached) has not been provided.* **Status: Pending.**
4. The Ordinance requires payment to the Stormwater Facility Maintenance Fund for privately owned and maintained facilities. (Section 803.D.1.a., and 902.C.) **Previous Comment:** *Not provided.* **Status: Pending.**
5. The Ordinance requires the control of post-construction stormwater impacts and compliance with state water quality requirements through BMPs including replication of pre-construction stormwater infiltration conditions. (Sections 804.C.) **Previous Comment:** *Provide dewatering times for the proposed rain gardens and PADEP Water Quality Compliance Worksheet.* **Status: Dewatering times have not been provided.**

The plans have been reviewed for conformance to the Township Ordinance standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The application, as submitted, does not conform to the Township of North Fayette's Zoning Ordinance (No. 360), Subdivision and Land Development Ordinance (No. 226), and Stormwater Management Ordinance (No. 355). Additional comments may be made and we reserve the right to comment further pending submission of revised plans.

Ms. Pierce submitted the following comments dated Sept. 12, 2013:

We received the above referenced application from both municipalities on 6 September 2013. We have reviewed the plans and other materials and offer the following comments:

Subdivision

According to a note on the Overall Site Plan (sheet 4 of 35), the site will be subdivided under a separate application. We recommend that a preliminary subdivision record plan be submitted with the site development plans, however. It will be easier to make adjustments, if any are

needed, between the site and the subdivision plans before approvals are granted or road/building layouts are finalized.

Site Development

The Overall Existing Conditions Plan (sheet 3 of 35) shows two pipeline easements crossing the site at the southerly end of the buildable area. There is no indication on the plans that there are existing pipes in either easement or that any pipelines will be relocated. The geotechnical investigation report by ACA Engineering, Inc., §6.1.1 Site Preparation, recommends that all of the utilities be removed or relocated “as necessary” to accommodate proposed construction. It would be useful to know now if any pipelines (or easements) will need to be relocated, based on the current site plans. The developers should have the option of adjusting the plan to avoid pipeline relocations if it is feasible to do so.

Is there any possibility of tours using either of the proposed hotels? If so, there may be a need for an access route and parking space/s that is accessible to busses.

The proposed outdoor light fixtures should be provided with cut-offs or shielding to prevent glare and light spill into the night sky.

Mr. Owens said he had a few questions. He said he believed there was a 12” water line down on Casteel Drive. As far as the sewer goes, he asked if Robinson was going to be able to capture that and take it their way.

Mr. Brett said they probably could, but there is a fee to be paid to North Fayette if they are connecting to the Township system. Also, they show an extension to the next parcel so water and sewer both have to be addressed the same for long term planning for that parcel. If there would be another use that would come in on that parcel, the Township wants to make sure whatever they do now would be consistent with what has to happen with the next parcel. He said the water needs and sanitary needs for that parcel would be 100 percent in North Fayette.

Mr. Owens said that property would be a major draw.

Mr. Brett said they need to account for that to ensure the pipes are sized and agreements are appropriate for the future.

Mr. Fitzgerald asked if there is enough area there to accommodate another building.

Mr. Brett said yes, there is a bigger parcel than the one they are working on now that runs into the Parkway. He said that parcel is larger than these two so it could accommodate another two or three buildings.

Mr. Cosnek said one of the statements in the letter talks about the building fronting on a public road and they said it did front on Robinson Town Blvd.

Mr. Brett said Robinson Town Blvd is behind the buildings.

Mr. Cosnek asked if the building has to be accessible to that road, because down below where they are coming in now, it is noted as a private drive.

Mr. Brett said that was correct, it is a private drive.

Mr. Cosnek asked if that would remain a private drive until someone developed that next lot.

Mr. Brett said no, it is going to be a private drive forever. He said they are going to subdivide based on having frontage on a public road which they will. He said the last two parcels would have frontage on the Parkway.

Mr. Owens said the other parcels are beyond where these two hotels are proposed.

Mr. Brett said yes, more towards the billboard.

Ms. Ludwig said whatever would be built there would be solely in North Fayette.

Mr. Fitzgerald said there has been some excavation and there is a pad that you can see from the ramp.

Mr. Brett said he believed in 1998, 1999 or 2000 whenever the mall was built, Atlas moved that dirt. He said the first piece was built up there in 1988 so that dirt could have even been moved then.

Mr. Owens asked if anyone had any further questions or comments. Hearing none, he asked the Board for a motion.

A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO REJECT THE APPLICATION AS ADMINISTRATIVELY INCOMPLETE.

ROLL CALL:	BILL FITZGERALD	YES
	DAVE COSNEK	YES
	FRED LUTZ	YES
	CHUCK KYLE	YES
	BOB OWENS	YES

2. Application 2013-26 – West Peripheral Hotels Subdivision Plan – Application for preliminary and final subdivision of two lots into four lots and a lot line relocation on 33.022 total acres of land at the end of Sutherland Drive in a B-2 General Commercial / I-2 Heavy Industrial Zoning District. Note: This property is located in both North Fayette Township and Robinson Township.

Mr. Owens asked a representative to approach the Board.

No representative was present.

The Board reviewed the comments of Ms. Ludwig, Mr. Brett and the submitted comments of Ms. Kay Pierce of Allegheny County Economic Development.

Ms. Ludwig made the following comments:

1. This is an application for preliminary and final subdivision of two lots into four lots and a lot line relocation on 33.022 total acres of land at the end of Sutherland Drive in a B-2 General Commercial / I-2 Heavy Industrial Zoning District.
2. Please Note: This property is located in both North Fayette Township and Robinson Township and is going through the subdivision and land development approval process in both municipalities.
3. This property is currently split-zoned B-2 General Commercial and I-2 Heavy Industrial. The rezoning of the subject parcels from split-zoned B-2/I-2 to just B-2 is still pending. The hearing is set for next Tuesday, October 22, at 7:00pm.
4. The lot width (100') as well as the front (30'), side (30'), and rear (50') setbacks shown on the zoning chart on the front page of the plan are consistent with the area and bulk regulations for the B-2 District as outlined in Section 204.3, Table 3, of Zoning Ordinance #360. However, these setbacks are not shown on the actual subdivision plan itself. These should be added to the plan.
5. Per Section 502 of the Subdivision and Land Development Ordinance (SALDO) #226, the development is required to be serviced by public water and sewer. The applicant noted in their land development review response letter that a water service and sewer service availability letter has been requested from the Municipal Authority of the Township of Robinson and will be provided once received.
6. Per the Allegheny County Subdivision and Land Development Ordinance, all paper plans submitted for recording must have both the embossed and ink seal of the PA licensed surveyor who prepared the plans. The plans submitted only contained the ink seal. Please make sure the plan for recording has both the embossed and ink seals on it.
7. In addition, the County's SALDO requires that all signatures be made in permanent navy blue ink or felt tipped pen.
8. Refer to any comments from the Township Engineer per LSSE's letter dated October 11, 2013.
9. Refer to any comments from the Township Solicitor.
10. Refer to any comments from the Allegheny County Department of Economic Development per their letter dated October 3, 2013.

11. Please note: the applicant is responsible for all engineering, legal, and other related review fees associated with this application and if the escrow deposit is depleted, they will be billed for any remaining fees owed and asked to replenish the escrow account. The applicant also previously agreed that any fees associated with the rezoning of the property should be taken out of the subdivision escrow, as opposed to the separate escrow for land development.

At this time, Ms. Ludwig said the application was incomplete, pending the rezoning of the property and the minor changes to be made to the plan for recording. She recommended that the Planning Commission reject the application as administratively incomplete and that the applicant resubmit for next month's Planning Commission meeting with all items addressed.

Mr. Brett made the following comments:

We have completed our review of the above referenced Subdivision Plan application documentation, dated August 30, 2013, prepared by GAI Consultants, Inc., as received by our office October 9, 2013. The Subdivision application proposes the creation of four lots from two existing lots. The property is located at the end of Sutherland Drive, and is Zoned B-2 – General Business and Airport Zoning Overlay in North Fayette Township. The property is located within both North Fayette Township and Robinson

The scope of our review is limited to the portion of the subdivision located within North Fayette Township.

The following listing presents items identified during our initial review that do not conform to the Township of North Fayette's Zoning Ordinance (No. 360) and Subdivision and Land Development Ordinance (No. 226):

Zoning

1. The Ordinance divides the Township Districts as shown on the Official zoning Map. (Section 201.) **Status: This proposed subdivision is located in both the I-2 and B-2 district. A public hearing has been scheduled to rezone the entire property B-2. LSSE reserves the right to revise the review based on the result of the rezoning application. Pending.**
2. The Ordinance requires a 30' front building setback, 20' side building setback where not adjoining residential districts and a 30' side building setback where not adjoining residential districts. (Section 204.3.A.) **Status: Building setback lines have not been shown on the subdivision plan.**

Land Development

1. The Ordinance requires building lines be shown on the plan. (Section 303.1.(c).(16). and 306.(g).(8).) **Status: Building setback lines have not been shown on the subdivision plan.**

2. The Ordinance requires monument and lot markers per Section 501. (Sections 306.(g).(15), and 501.) **Status: Not provided for all corners of proposed Lot B4.**
3. The Ordinance requires the development be served by public water. (Section 502.) **Status: A water service availability letter has not been provided.**
4. The Ordinance requires the development be served by public sanitary sewers. (Section 502.) **Status: A sewer service availability letter has been provided.**

The plans have been reviewed for conformance to the Township Ordinance standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The application, as submitted, does not conform to the Township of North Fayette’s Zoning Ordinance (No. 360) and Subdivision and Land Development Ordinance (No. 226). Addition comments may be made and we reserve the right to comment further pending submission of revised plans.

Ms. Pierce submitted the following comments dated Oct. 3, 2013:

We have received your request and plans for review of the above referenced project on 2 October 2013. A review has been conducted and we offer the following comments:

Per Appendix 3, 1.B of the Allegheny County subdivision and Land Development Ordinance, the Owner’s Adoption Clause for a partnership is as follows:

The (Name of Partnership), (owner, or beneficial owner) of the land shown on the (name of plan) hereby adopts this plan as its (plan of lots or land development) and irrevocably dedicates all streets and other property identified for dedication on the plan to the (municipality). This adoption and dedication shall be binding upon partnership and upon its heirs, executors and assigns.

IN WITNESS OF WHICH, TO THIS (I, We) set (My, Our) HAND AND SEAL THIS
 ____ DAY OF _____, 20__.

ATTEST:

 Notary Public

 Signature of general partner

Please note that the notary must be sure to sign both the notary attest that is part of the owner adoption clause, and the separate notary acknowledgement clause that is located below the owner adoption clause.

The Certificate of Title clause must reference the deed book volume (DBV) and page (PG) numbers for both parcels, which according to information on sheet 2 of 2 are DBV 9456, PG 94 and DBV 8162, PG 368.

The project property is located immediately adjacent to SR 60 as shown on the plan. In accordance with Section 508 (6) of the PA Municipalities Planning Code (MPC) any plat requiring access to a highway under jurisdiction of the Department of Transportation must have the following statement placed on the plan for final approval:

A highway occupancy permit is required pursuant to §420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the “State Highway Law” before driveway access to a State Highway is permitted.

As a reminder, all plans submitted for recording must have all signatures in blue ink and the surveyor that prepared the plan must provide both his/her ink and embossed seals.

Mr. Owens asked if anyone had any further comments or questions. Hearing none, he asked the Board for a motion.

A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. DAVE COSNEK, AND CARRIED, TO REJECT THE APPLICATION AS ADMINISTRATIVELY INCOMPLETE.

ROLL CALL:	BILL FITZGERALD	YES
	DAVE COSNEK	YES
	FRED LUTZ	YES
	CHUCK KYLE	YES
	BOB OWENS	YES

COMMENTS:

Mr. Owens asked if anyone had any questions or comments about anything.

Ms. Ludwig said she had one announcement. She said the hearings for the proposed zoning ordinance amendments and zoning map changes that was discussed with the Planning Commission over recent months would be next Tuesday, October 22, at 7 p.m. She said these included the Quattlebaum zoning change on Gamble Road from CE to R-2, Quinn/Derosky corrective amendment on West Allegheny Road, the Conditional Use for hobby farms in an I-1 Zoning District for the Dawsons, zoning change from B-2/I-2 to B-2 for West Peripheral Hotels, and a minor text amendment that was associated with the original amendment that was done for garden and high rise apartments as a Conditional Use in the B-1 and B-2 Districts. She said this will also allow them as a Condition Use in the PNRD Overlay districts.

ADJOURNMENT:

A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. DAVE COSNEK, AND CARRIED, TO ADJOURN THE MEETING AT 7:46 P.M.

Respectfully submitted,

Cheryl Cherico
Planning Commission Recording Secretary