

**PLANNING COMMISSION  
REGULAR MEETING**

**TUESDAY, NOVEMBER 18, 2014  
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  
Shawn Wingrove, EIT  
Laura Ludwig, Community Development Director  
Cheryl Cherico, Recording Secretary

**MEMBERS ABSENT:**

Kevin Brett, P.E., Township Engineer

**OTHERS PRESENT:**

Pat McCorkle, Liadis Engineering

**UNFINISHED BUSINESS:**

A motion was made by Mr. Bill Fitzgerald, seconded by Mr. Fred Lutz, to approve the minutes from the September 16, 2014, meeting. Motion carried.

**NEW BUSINESS:**

1. Application 2014-17 – Canterbury Woods Plan of Lots Townhouse Parcel 17 Re-Subdivision – Application for a re-subdivision of 0.406 acres of land from one lot into six lots on Canterbury Drive in the Canterbury Woods Development located in an R-2 Suburban Residential Zoning District.

Mr. Owens asked a representative to approach the Board.

Mr. McCorkle approached the Board.

The Board reviewed the comments of Ms. Ludwig and Mr. Wingrove.

Ms. Ludwig made the following comments:

1. This is an application for preliminary and final subdivision for a re-subdivision of 0.406 acres of land from one lot into six lots on Canterbury Drive in the Canterbury Woods Development located in an R-2 Suburban Residential Zoning District.
2. The townhouse units involved with this re-subdivision are currently under construction. The lots are being subdivided into the six individual townhouse units so that they can be sold to prospective buyers.
3. The building layout and unit number conforms to the approved PRD plan for Canterbury Woods.
4. Refer to any comments from the Township Engineer per LSSE's review letters dated October 23, 2014 and November 17, 2014.
5. Refer to any comments from the Township Solicitor.
6. To date, we have not received any comments back from the Planning Division of the Allegheny County Department of Economic Development.
7. 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, the applicant will be billed for any remaining fees owed and asked to replenish the escrow account.

At this time, Ms. Ludwig said the application is complete and there are no pending issues to address. The Planning Commission should make a motion to make a recommendation to the Board of Supervisors to approve the Canterbury Woods Plan of Lots Parcel 17 Re-Subdivision.

Mr. Wingrove made the following comments:

We have completed our review of the above referenced Subdivision Plan Application, dated August 14, 2014, no revision date, prepared by North Hills Engineering Company, as received by our office November 14, 2014, via email. The subdivision Plan Application proposes the creation of the lot lines along the field located party walls of a 6-unit townhouse. The property is located along the eastern side of Canterbury Drive, and is Zoned R-2 – Suburban Residential.

Previous comments may be found in our letter dated October 23, 2014.

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 plan, as submitted conforms to the Township of North Fayette's Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22).

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

**A MOTION WAS MADE BY Mr. DAVE COSNEK, SECONDED BY Mr. BILL FITZGERALD, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR THE CANTERBURY WOODS PLAN OF LOTS TOWNHOUSE PARCEL 17 RE-SUBDIVISION FROM ONE LOT INTO SIX LOTS.**

<b>ROLL CALL:</b>	<b>BILL FITZGERALD</b>	<b>YES</b>
	<b>DAVE COSNEK</b>	<b>YES</b>
	<b>FRED LUTZ</b>	<b>YES</b>
	<b>CHUCK KYLE</b>	<b>YES</b>
	<b>BOB OWENS</b>	<b>YES</b>

**COMMENTS:**

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

Ms. Ludwig said she had two items to bring before the Board. She said the first is another round of proposed additions to the Township's Agricultural Security Area (ASA). She said Board members should have received a packet via email and regular mail with a table to identify the ASA areas. The existing acreage in the ASA is 1,120 acres. With the five parcels that would be added, the total would be 1,331 acres. She said the new parcels would include the Beyerbach's Farm consisting of 80 acres on two parcels on the corner of North Road and North Branch Road, the Lindemuth property consisting of 48 acres on the corner of North Branch Road and Seabright Road, and the Viviano property in the Stewart Road area off of Finks Run Road down by Jerry Antel who is one of the original ASA members. She said Mr. Viviano has a similar situation as the Lauderbaugh property that was added during the last round where there was one parcel split between different municipalities and different counties. She said with Mr. Viviano he has two separate parcels with one completely located in North Fayette Township, Allegheny County, and the other completely in Robinson Township, Washington County.

Ms. Ludwig said Allegheny County has a new administrative person that runs the farmland preservation program so she called her to make sure nothing further was needed. Well, she said that just stirred the pot and the new administrator said she wanted to call her counterpart in Washington County to make sure they don't have an ASA. Ms. Ludwig said the last time she talked with their former manager, they did not have an ASA program and gave the okay to add the Lauderbaugh property to North Fayette's ASA. She said as it turns out, Robinson does have their own ASA that nobody knew about and the last time property was added to it was 2009. She said they are working out the details now and Robinson Township would probably just have to write a formal letter saying that the municipality was okay with Mr. Viviano adding his parcel in Robinson to North Fayette's ASA. She said they obviously aren't active since they haven't added property in five years and their current Board and new manager didn't even know they had an ASA. She said Mr. Viviano has no intentions of applying for the easement purchase program.

If he did, he would probably have a better chance if he joined Robinson Township's because there is no wait list and there is a wait list in Allegheny County. Since the house he lives in is in North Fayette Township, she said it just makes the most sense for him to join North Fayette's ASA.

Ms. Ludwig said the Board would need to make a motion in order to move the addition of all of these parcels forward.

Mr. Owens asked if any potential drilling would be in conflict with the ASA.

Ms. Ludwig said it shouldn't. She said what is already established in the form of a lease or something like that wouldn't make any difference.

Mr. Fitzgerald said he knows one of the property owners does have a drilling lease.

Ms. Ludwig said that would be pre-existing and could continue on.

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

**A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. CHUCK KYLE, AND CARRIED, TO MOVE FORWARD WITH THE PROPOSED ADDITIONS TO THE TOWNSHIP'S AGRICULTURAL SECURITY AREA.**

<b>ROLL CALL:</b>	<b>BOB OWENS</b>	<b>YES</b>
	<b>BILL FITZGERALD</b>	<b>YES</b>
	<b>DAVE COSNEK</b>	<b>YES</b>
	<b>FRED LUTZ</b>	<b>YES</b>
	<b>CHUCK KYLE</b>	<b>YES</b>

Ms. Ludwig said her second item is another zoning text amendment with no map changes this time. She said the previous text amendment was to allow apartments as a conditional use in the B-1 & B-2 and then it was added in the PNRD. She said these amendments generally come out of discussion meetings with potential developers on proposed projects. She said they are working with the NRP Group right now and they have some very preliminary plans on the table at this point to build a mix of about 295 units on the other side of the parkway in North Fayette, behind where the two new hotels are going in off of Sutherland Drive. She said it would be five five-unit townhouse buildings and the rest would be in a mix of six or seven three-story or four-story apartment buildings. She said it was a really nice layout with primary access off of Sutherland Drive and hopes of a second connection onto Scott Road off of Montour Run Road. She said it would be close to the Montour Trail for residents. She said it is in very preliminary stages, but multifamily apartments are defined in the zoning ordinance as townhomes, garden style apartments and high rise apartments. She said all the Township is simply doing is proposing to add multifamily to the residential use chart and then putting a "C" for condition use in the B-1 and B-2 Zoning Districts for multi-family dwellings. She said that would cover the townhomes they are proposing as part of the development. She said there are also a couple of

minor tweaks in some of the language in the conditional criteria concerning the geotechnical report, slope grading and the maximum number of units per building would be moved up from 24 to 30 for garden apartments only.

Mr. Owens asked if anyone had a questions or comments.

Mr. Fitzgerald said some residents had expressed concern to him over all of the new housing in the township.

A brief discussion ensued among the Board members and staff on different types of housing and building maintenance within the Township.

Ms. Ludwig said this text amendment is to allow the townhomes to be part of that proposed development. She said they could move forward and do the apartments as the ordinance is written now and the Township wouldn't have to amend anything. She said with the townhomes it caters to a wider range of residents from young professionals to seniors.

Mr. Cosnek asked if the people that run these types of apartments are required to notify the Township of who is living there so the Township can collect wage taxes from the individuals.

Mr. McDermott said most townships have ordinances on the books that call for that, but that just recently became obsolete with Act 32 where the wage tax system is based on employer reporting. He said that Act has increased revenue to municipalities because all of the people that had been slipping through the cracks.

Mr. Owens asked if there were any further comments. He asked Ms. Ludwig if this item was just for discussion and didn't require any action from the Board.

Ms. Ludwig said that was correct.

**ADJOURNMENT:**

**A MOTION WAS MADE BY Mr. DAVE COSNEK, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO ADJOURN THE MEETING AT 8:01 P.M.**

Respectfully submitted,

Cheryl Cherico  
Planning Commission Recording Secretary