

**PLANNING COMMISSION  
REGULAR MEETING**

**TUESDAY, FEBRUARY 18, 2014  
7:30 P.M.**

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

**ROLL CALL:**

Bob Owens, Chairman  
David Cosnek, Board Member  
Fred Lutz, Board Member  
Charles Kyle, Board Member  
Tom McDermott, Township Solicitor  
Shawn Wingrove, EIT  
Laura Ludwig, Township Community Development Director  
Cheryl Cherico, Recording Secretary

**MEMBERS ABSENT:**

Bill Fitzgerald, Vice Chairman  
Kevin Brett, P.E., Township Engineer

**OTHERS PRESENT:**

None

**UNFINISHED BUSINESS:**

A motion was made by Mr. Chuck Kyle, seconded by Mr. Fred Lutz, to approve the minutes from the January 21, 2014, meeting. Motion carried.

**NEW BUSINESS:**

1. **Sewage Facilities Planning Module – Pittsburgh Botanic Garden** – Application for approval of the Pittsburgh Botanic Garden’s sewer planning module which involves a sewer extension project to service their Welcome Center and Offices at 798 Pinkerton Run Road in a CE Civic and Education Zoning District. Notes: The sewer extension is via the rear of the property from Gamble Road (near the Holly Hills community). This project was recommended for approval by the Planning Commission for preliminary and final land development on July 17, 2012, and approved by the Board of Supervisor’s on July 24, 2012.

Mr. Owens asked a representative to approach the Board.

No representative was present.

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

Ms. Ludwig made the following comments:

We did not receive any subdivision or land development application submittals for this month; however, the Pittsburgh Botanic Garden Sewage Facilities Planning Module is ready for Planning Commission review and then Board of Supervisors Approval via resolution. She said they are proposing to extend the sewer from Holly Hills. This extension is only about 300 feet and would extend service both to Botanic Garden in the rear and Curtis Quattlebaum who is building the two homes on the other vacant lot next to Holly Hills. She said Mr. Quattlebaum will be back at some point for approval of his module. She said sometimes it takes a while to get through the process. A copy of the module was enclosed with her memo that was presented to the Board. Ms. Ludwig asked Mr. Wingrove to explain the process.

Mr. Wingrove said due to the discussion from last month regarding the Vasselo Subdivision and its sewer module approval, Ms. Ludwig asked LSSE to prepare a memo which spells out the approval process and requirements for the modules and why they have to come back to the Planning Commission after land development and/or subdivision has been approved with contingencies. On March 2013, Lennon, Smith, Souleret Engineering, Inc. prepared a Guidance Outline Relating to Sewage Facilities Planning for New Development and Redevelopment for use by the Township. This document was prepared to provide general direction to Township residents or potential developers as to the requirements for developments to be served by public sewage collection, conveyance and treatment facilities. This Outline provides guidance for each of the sewersheds located in the Township, Montour Run and Robinson Run.

Developments falling under Category 4 on the attached Outline require completion of a Sewage Facilities Planning Module Component 3, a detailed evaluation of the impacts of the proposed development on the existing public sanitary sewage system. Additionally, the developer must provide the opportunity for comment by planning agencies and health department having jurisdiction over the project locations. For developments in North Fayette, these parties are the Township Planning Commission and Allegheny County Health Department.

Comments from the Planning Commission are provided through completion of Component 4A, attached for your reference. This includes completion of a checklist questionnaire pertaining to the plan's consistency with Township Ordinances and planning policies. The form also allows for submission of additional comments, should they be relevant to PaDEP's final approval of the Planning Module. Upon receipt of Component 4A and the Township's adoption of the Planning Module by resolution, the developer may submit to PaDEP for final approval. He said if the Board had any questions about the process, he would be happy to answer them.

Mr. Owens asked if this was the procedure that is used every time.

Mr. Wingrove said yes, it is. He said this is the procedure used for everyone, for any developer who is planning a development in any municipality in Allegheny County.

Mr. Owens said he was impressed with this information and it will be a big help for the Board members.

Mr. Wingrove said the guide and outline is something that is used in his office regularly as a checklist.

Mr. Wingrove made the following comments on the application:

Lennon, Smith, Souleret Engineering, Inc. (LSSE) has reviewed the Sewage Facilities Planning Module for the subject project as provided by Gibson-Thomas Engineering, Co., Inc. in a letter dated January 16, 2014 (copy enclosed). The planning module appears to be in order and is ready for review and approval by the Township Planning Commission (Component 4a) and the Township Board of Supervisors (Resolution and Transmittal Letter). Please execute both copies of the planning module package as instructed in the January 16, 2014, correspondence and return to Jason F. Paulovich at Gibson-Thomas Engineering Co., Inc.

Mr. Lutz asked who would be running the extension.

Ms. Ludwig said LSSE designed the extension to Township specifications and they would hire their own contractor to do the work.

Mr. Lutz asked if that was Botanic Garden.

Ms. Ludwig said yes, Botanic Garden would hire its own contractor. She said the Township would not do the work.

Mr. Lutz said they would be drilling under Gamble Road to connect to the sewer. He said that is a long forced main when you look at the map of where they would be coming from the barn up to Gamble Road.

Ms. Ludwig said yes, they would be putting a pump station on their property to help deal with that. She said hopefully all of this information helped clarify the process. She said the Planning Commission will be seeing a lot more of these because of ALCOSAN.

Mr. Lutz asked if they would only be putting one pump station on the site.

Ms. Ludwig said it looked like only one on the plans.

Mr. Lutz asked if they would be running the sewage from the barn underneath Pinkerton Run Road, down to that house and then pump it back up. He said the barn sets above the road.

Ms. Ludwig displayed the plans for the Board.

Mr. Lutz pointed to a location on the plans and said here, they are going to have two grinder pumps. He said that is a really long sewer line.

Mr. Owens asked how far the sewer would run.

Ms. Ludwig said the extension from Holly Hills is 300 feet. She said the whole sewer would probably be 1000 feet or more.

Mr. Owens asked if anyone had any further comments or questions. There were none.

**A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. CHUCK KYLE, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR THE SEWAGE FACILITIES PLANNING MODULE FOR PITTSBURGH BOTANIC GARDEN.**

<b>ROLL CALL:</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 comments or questions about anything.

**ADJOURNMENT:**

**A MOTION WAS MADE BY Mr. DAVE COSNEK, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO ADJOURN THE MEETING AT 7:44 P.M.**

Respectfully submitted,

Cheryl Cherico  
Planning Commission Recording Secretary