

**NORTH FAYETTE TOWNSHIP  
PLANNING COMMISSION**

**REGULAR MEETING  
TUESDAY, APRIL 19, 2016  
7:30 P.M.**

The meeting was called to order with Chairman David Cosnek presiding.

**MEMBERS PRESENT:**

David Cosnek, Chairman  
Charles Kyle, Vice Chairman  
Fred Lutz, Board Member  
Bob Owens, Board Member  
Shawn Wingrove, EIT  
Debbie Midgley, Recording Secretary

**MEMBERS ABSENT:**

Bill Fitzgerald, Board Member  
Tom McDermott, Township Solicitor  
Laura Ludwig, Township Community Development Director

**OTHERS PRESENT:**

Ed Herrick, Herrick Funeral Home  
George C. Entenmann, Attorney for Ed Herrick  
David Kalina, Liadis Engineering  
Michele Lutz-Winning, 169 Valley View Rd.

**UNFINISHED BUSINESS:**

A motion was made by Mr. Chuck Kyle, seconded by Mr. Bob Owens, to approve the minutes from the March 15, 2016 meeting. Motion carried.

**NEW BUSINESS:**

1. **Application 2016-03 – Herrick Lot Consolidation and Land Development Plan –** Application for preliminary and final minor subdivision and non-residential land development to consolidate two lots into one lot and to build an approximate 2,000 square foot addition onto the existing Herrick Funeral Home located on 2.022 acres of land at 951 Cliff Mine Road in an R-3 Medium-Density Residential Zoning District (Allegheny County Lot and Block #s 692-J-1 and 692-J-2).

Mr. Cosnek asked a representative to approach the Board.

Mr. Dave Kalina from Liadis Engineering approached the Board.

Mr. Kalina said they did the development plans. He said that Mr. Herrick is also in attendance. He asked if the Board has any questions that they would like to direct to Mr. Herrick.

There being none, the Board reviewed the comments of Mr. Wingrove and Ms. Ludwig. Ms. Ludwig submitted her comments via email prior to the meeting.

Ms. Ludwig made the following comments.

1. This is an application for preliminary and final minor subdivision and non-residential minor land development to consolidate two lots into one lot and to build an approximate 2,000 square foot addition onto the existing Herrick Funeral Home located on 2.022 acres of land at 951 Cliff Mine Road in an R-3 Medium-Density Residential Zoning District (Allegheny County Lot and Block #s 692-J-1 and 692-J-2).

## **LOT CONSOLIDATION**

2. In regard to the lot consolidation plan, the applicant has requested a waiver to Section 504.1.I. of the Township's Subdivision and Land Development Ordinance, Chapter 22 of the Township's Code of Ordinances, Ordinance No. 418, as amended, which requires subdivisions that abut an existing street which has a right-of-way width of less than the Township Construction Standards shall dedicate additional amount of land necessary so that the distance from the center line of the street to the edge of the right-of-way abutting the subdivision is one-half the right-of-way width required by the Township Construction Standards.
3. Please note there are no outstanding comments or issues to address with regard to the consolidation plan.

## **LAND DEVELOPMENT**

4. A majority of land development items are all pending items at this point, including several of the pending decisions to be made by the Zoning Hearing Board on April 28<sup>th</sup>, 2016 at their next hearing. The applicant did go before the ZHB on March 24<sup>th</sup> but the hearing was continued. It was at that meeting we realized the applicant would also need a variance from the primary roadway bufferyard requirements as Cliff Mine Road is a primary roadway. The ZHB would prefer to hear all the items and make a decision on all of the related items at the same meeting, hence the continuation. In addition, there were also a few landscaping related items to sort out. I believe the landscaping items have been clarified and I am happy with the applicant's landscape plan around the perimeter of the property. I have enclosed a copy of that plan.
5. To summarize the ZHB items, the applicant has submitted the following requests for variances from the Township's Zoning Ordinance, Chapter 27 of the Township Code of Ordinances,

Ordinance No. 418, as amended, from the Zoning Hearing Board, including (1) a variance from the bufferyard and landscaping requirements of Sections 27-206 and 27-207 of the Zoning Ordinance; (2) a variance from the minimum loading requirements for a funeral home use required by Sections 27-302 of the Zoning Ordinance; (3) a variance from the primary road setback bufferyard requirements of Section 27-609.3.B of the Zoning Ordinance; and (4) approval of a nonconforming use expansion for the subject funeral home use under Section 27-1102.B(1) of the Zoning Ordinance.

6. The applicant has submitted a request for a waiver from the Township's Subdivision and Land Development Ordinance, Chapter 22 of the Township's Code of Ordinances, Ordinance No. 418, as follows:
  - Section 404.2.A. which requires sidewalks to be installed along all street frontages for all minor land development projects. The applicant must provide the required fee in lieu associated with the sidewalk waiver. They must submit a cost estimate for the sidewalk that will be reviewed and approved by the Township Engineer to determine the fee in lieu for this.
7. The applicant has also submitted a request for a waiver from the Township's Grading and Excavating Ordinance, Chapter 9 of the Township Code of Ordinances, Ordinance No. 418, as follows:
  - Section 102.D.(2).(i). which requires a geotechnical report be provided.
8. Other pending items at this point include the signing of the developer's agreement and stormwater maintenance agreement as well as the posting of the performance bond as security and payment of the required stormwater management fee. These are typical third party items that are part of a contingent approval.
9. Most of the stormwater management items have been cleaned up but we are still waiting for infiltration results. Please refer to LSSE's letter for more information on these items.
10. A copy of the application and plans were forwarded to the Planning Division of the Allegheny County Department of Economic Development (ACDED) for their review and comment. No comments have been received to date from ACDED.
11. Refer to any comments from the Township Engineer in LSSE's most recent review letters dated April 13, 2016. Please note separate letters were issued, one concerning land development and the other concerning the lot consolidation, and both are dated April 13, 2016.
12. Refer to any comments from the Township Solicitor.
13. 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, the application looks to be complete, pending the outcome of the ZHB hearing on April 28<sup>th</sup> and the granting of the waiver requests. Thus, my recommendations are as follows:

In regard to the **lot consolidation plan**, I recommend that the Planning Commission make a motion to recommend to the Board of Supervisors to approve the waiver request associated with Section 504.1.I. concerning the right-of-way construction standard. In addition, I recommend that the Planning Commission recommend to the Board of Supervisors to approve the Herrick Lot Consolidation Plan.

In regard to the **land development application**, I recommend that the Planning Commission recommend approval to the Board of Supervisors of the waiver requests concerning Section 404.2.A. of the SALDO regarding sidewalks, provided that the fee in lieu of is paid, and Section 102.D.(2).(i) of the Grading Ordinance which requires that a geotechnical report be provided. In addition, it is my recommendation that the Planning Commission recommend a contingent approval of the Herrick Funeral Home Land Development Application, contingent on all items being addressed in LSSE's review letter dated April 13, 2016 and my review letter dated April 15, 2016, and also contingent upon the granting of the variances and approvals from the Zoning Hearing Board.

Mr. Wingrove made the following comments.

We have completed our review of the above referenced Subdivision Plan, dated October 12, 2015, last revised February 12, 2016, last revised March 28, 2016, prepared by Liadis Engineering & Surveying, Inc., as received by our office April 7, 2016. The plan proposes the consolidation of two lots (Lot and Block # 692-J-1 and 692-J-2). The properties are located with frontage along Cliff Mine Road and are zoned R-3 – Medium Density Residential District.

Previous comments may be found in our letter dated February 26, 2016 and March 10, 2016.

The following listing presents items identified during our initial review that do not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22):

#### Subdivision

1. The Ordinance requires subdivisions that abut an existing street which has a right-of-way width of less than the Township Construction Standards shall dedicate additional amount of land necessary so that the distance from the center line of the street to the edge of the right-of-way abutting the subdivision is one-half the right-of-way width required by the Township Construction Standards. (Section 504.1.I.) **Previous Comment:** *The Township Construction Standards require all Township roads shall have a minimum right-of-way width of 50-feet. An additional 8.5-feet of land shall be dedicated to meet the required right-of-way width along Cliff Mine Road.* **Previous Comment:** *No change. The response letter indicates Cliff Mine Road is a County Road and the plan is not proposing construction activities associated with the widening of the road. The applicant may request a waiver of this requirement.* **Status:** **The applicant has requested a waiver of this requirement.**

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, will conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22) with the resolution of the above noted items.

We have completed our review of the above referenced Land Development Plan, dated October 12, 2015, last revised March 28, 2016, prepared by Liadis Engineering & Surveying, Inc., as received by our office April 7, 2016. The plan proposes the construction of a building addition to an existing funeral home, bituminous parking lot and associated stormwater management facilities. The property is located with frontage along Cliff Mine Road and is zoned R-3 – Medium Density Residential District.

Previous comment may be found in our letter dated February 26, 2016 and March 10, 2016.

The following listing presents unresolved/non-compliant items identified during our review that do not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), Subdivision and Land Development Ordinance (Chapter 22), Grading Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 427):

### Zoning

1. The Ordinance identifies uses based upon zoning districts. (Section 205.2.A.) **Previous Comment:** *Funeral Homes are not listed as a permitted use, conditional use or use by special exception within the R-3 zoning district. An application for expansion of a non-conforming use must be submitted to the Zoning Hearing Board.* **Previous Comment:** *Pending decision of Zoning Hearing Board.* **Status: Pending.**
2. The Ordinance requires at least one deciduous tree must be planted for each 750 square feet of gross lot area occupied by the building footprint in conjunction with any nonresidential development. (Section 207.1.C.) **Previous Comment:** *A tabulation of required and proposed plantings has not been provided.* **Previous Comment:** *The applicant has requested a variance of this requirement.* **Status: Pending.**
3. The Ordinance requires in parking areas containing more than 20 spaces, at least 20 percent of the interior parking area shall be landscaped with plantings including one tree for each 10 spaces. (Section 207.2.B.) **Previous Comment:** *A tabulation of required and proposed planting and internal landscaped areas have not been provided.* **Previous Comment:** *The applicant has requested a variance of this requirement.* **Status: Pending.**
4. The Ordinance requires one internal landscape island shall be provided for every 10 parking spaces and should have a minimum area of 160 square feet. At least one shade tree shall be provided in each interior landscape island. Also, no more than 10 parking spaces shall be provided in an unbroken row without provision of interior landscape islands

(Section 207.2.B.(2).(b) and 207.2.B.(2).(d) and 207.2.B.(2).(c).) **Previous Comment:** *The proposed parking area contains 82 parking spaces; therefore, 9 internal landscape islands must be provided. Internal landscaped areas have not been provided. The plan also proposes unbroken rows of parking spaces greater than 10 spaces. The applicant indicated that a variance will be requested.* **Previous Comment:** *The applicant has requested a variance of this requirement.* **Status: Pending.**

5. The Ordinance requires each tree shall be presumed to shade a circular area having a minimum radius of 15-feet. There must be sufficient trees so that 20% of the area occupied by parking spaces shall be shaded. (Section 207.2.B.(2).(h)) **Previous Comment:** *A tabulation of the amount of parking area space to be shaded has not been provided. The applicant has indicated that a variance will be requested for this requirement.* **Previous Comment:** *The applicant has requested a variance of this requirement.* **Status: Pending.**
6. The Ordinance requires access drives entering a County road shall be approved by Allegheny County. Said permits and approvals shall be obtained prior to commencement of any construction activity. (Section 303.F) **Previous Comment:** *Provide documentation that a permit has been issued for the proposed realignment of the access drive and connection of storm sewers to an existing Allegheny County Inlet located outside of the site's property.* **Status: Pending.**

#### Land Development

1. The Ordinance requires a Completion Bond in the amount of 110% of the cost of the required improvements. (Sections 208.) **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 Completion Bond amount.* **Status: Pending.**
2. The Ordinance requires the Developer execute a Development Agreement. (Section 209.) **Previous Comment:** *The Developer must contact the Solicitor to initiate the preparation of the Development Agreement.* **Status: Pending.**
3. The Ordinance requires that the landscape plan clearly delineates the calculation of the total landscaped area. In addition, plants shall be labeled by botanical name, common name, caliper, or container size, spacing, and quantities in each group. (Section 310.) **Previous Comment:** *A landscaping plan has not been provided. Previous Comment: Pending Zoning Hearing Board decision on variance request as noted above.* **Status: Pending.**
4. The Ordinance requires a Soil Erosion and Sedimentation Control Plan. (Section 318.) **Previous Comment:** *Documentation that the Soil Erosion and Sedimentation Control Plan has been reviewed, deemed adequate by the Allegheny County Conservation District (ACCD), and that the NPDES Permit has been issued have not been provided.* **Status: Pending.**
5. The Ordinance requires sidewalks be provided along all street frontages for all land developments. (Section 404.2.) **Previous Comment:** *Not provided. Previous Comment: The applicant has requested a waiver of this requirement and should provide a cost estimate*

as basis for the payment of a fee in lieu of the construction of the sidewalk. Status: The applicant has submitted a cost estimate for the fee in lieu of installing sidewalk. Item pending waiver decision.

### Grading

1. The Ordinance requires a geotechnical report be provided. (Section 103.D.(2).(i).) **Previous Comment:** *Not provided.* **Previous Comment:** *The applicant is requesting a waiver of this requirement.* **Status: Pending.**

### Stormwater Management

1. The Ordinance requires profiles of proposed storm sewers including elevations, sizes, slopes and materials. (Sections 403.C.(2).) **Previous Comment:** *Not provided.* **Previous Comments:** *No change. The response letter indicates item will be addressed once additional information is obtained.* **Status: The stormwater management report shows 27 LF of 15" HDCPP connecting to Inlet A from Inlet AA; however, Inlet AA is not shown on the plans. It appears as though this inlet may be proposed in the area noted in the previous plans as an infiltration berm. Please provide clarification.**
2. The Ordinance requires the maximum rate of runoff is no greater after development than prior to development activities and also requires control of post-construction stormwater impacts and compliance with state water quality and quantity requirements through BMPs including replication of pre-construction stormwater infiltration conditions. (Sections 502.A.(1). and 804.C.) **Previous Comment:** *Provide completed worksheets for the DEP BMP Manual demonstrating compliance with State water quality and quantity requirements. The plan notes construction of an infiltration berm; however, calculations showing the infiltration berm can address the 2-year volume increase have not been provided. Calculations should also demonstrate the effect of the anticipated overflows of the infiltration berm.* **Previous Comment:** *No change. The response letter indicates item will be addressed once additional information is obtained.* **Status: The report narrative includes drainage areas noted as Infiltration Area, but further calculations are not provided, nor is an infiltration berm now noted on the plan. Please provide clarification. Calculations for the increase in post-development runoff volume differ between the narrative and Worksheet 4. The report should be revised to match. Finally, the plan proposes use of the void storage below the underground detention pipe for both rate and volume control. If this capacity does not dewater through infiltration within 24 hours, it cannot be used to address both.**
3. The Ordinance requires geotechnical report be provided for the construction of all stormwater facilities. (Sections 601.H.) **Previous Comment:** *Field measured infiltration results must be provided if infiltration BMPs are proposed. Provide calculations regarding the dewatering time of the infiltration berm area.* **Previous Comment:** *No change. The response letter indicates item will be addressed once additional information is obtained.* **Status: The response letter indicates infiltration rate testing has been scheduled. Pending**
4. The Ordinance requires design of stormwater conveyance structures be consistent with the design of other stormwater management facilities. (Sections 601.3.B.) **Previous**

**Comment:** *Stormwater conveyance system calculations have not been provided. Stormwater facilities conveying flow to the underground detention tank must be sized for the 100-year storm event. Also, provide calculations documenting that the downstream system has capacity to convey the added flow from the site. Provide documentation that Allegheny County has approved of the proposed connection.* **Previous Comment:** *No change. The response letter indicates item will be addressed once additional information is obtained.* **Status: Item pending Allegheny County approval for connection to existing Cliff Mine Road storm sewer system.**

5. The Ordinance requires a Stormwater Maintenance Agreement be signed and recorded. (Section 803.3.A.) **Previous Comment:** *A copy of the signed and recorded Stormwater Maintenance Agreement has not been provided. The applicant should contact the Township Solicitor regarding the agreement.* **Previous Comment:** *No change. The response letter indicates item will be addressed once additional information is obtained.* **Status: Pending.**
6. The Ordinance requires payment to the Stormwater Facility Maintenance Fund for privately owned and maintained facilities. (Sections 803.4.1.a. and 902.3.) **Previous Comment:** *The amount of the Fund contribution will be determined upon approval of the plan.* **Previous Comment:** *No change. The response letter indicates item will be addressed once additional information is obtained.* **Status: Pending.**

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, will conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), Subdivision and Land Development Ordinance (Chapter 22), Grading Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 427), with resolution of the above noted items. Additional comments may be made, and we reserve the right to comment further pending submission of revised plans.

The Applicant must provide a detailed written response to each item noted in this letter along with the plan re-submittal.

Mr. Wingrove made some additional comments.

Mr. Wingrove said they did review the most recent submission by the applicant and that LSSE's most recent review letter was dated April 13, 2016. He said in addition to the letter from LSSE's office, Ms. Ludwig, who is not in attendance this evening did publish her letter for the Planning Commission date April 15, 2016. He said first he will talk about the consolidation plan. He said there are 2 different applications 1 for lot consolidation, simple sub-division plan to put 2 lots together, and 1 application for the land development.

Mr. Wingrove said on the lot consolidation plan there is 1 comment remaining. He said the applicant is requesting a waiver of the requirement of the new SALDO that they dedicate the additional right-of-way to give the 50 feet. He said this is a County road, a little bit different from

some of the other requests that they have seen in the past. He said with the Township roads they have had all applicants comply. He said it being a County road they have asked for relief from that requirement. He said it would require a motion on the waiver from the Board this evening.

Mr. Wingrove said as far as the land development application LSSE's letter dated April 13, 2016 has a handful of comments left. He said many of them are items in the works, 3<sup>rd</sup> party items, and items waiting on decisions by the Zoning Hearing Board.

Mr. Wingrove said of the Zoning comments the first 5 are all to be heard by the Zoning Hearing Board on Thursday, April 28, 2016. He said the applicant went before the Zoning Hearing Board at their March 2016 meeting and the hearing was continued to the April 28, 2016 meeting. He said there will be a decision made at the meeting next week. He said that item 6 in Zoning is the only item that does not have to do with a variance it is just waiting for the HOP from the County for their connection to the County road. That is a 3<sup>rd</sup> party item.

Mr. Wingrove said under Land Development the outstanding items that we would normally see at this point are the Bond and the Developer Agreement, that will all be cleaned up in the end. He said NPDES permit is a 3<sup>rd</sup> party item. He said the only other item for Land Development is they requested to pay the fee in lieu to providing the sidewalk along the frontage of Cliff Mine Road.

Mr. Wingrove said as far as Grading goes 1 outstanding comment the 3<sup>rd</sup> waiver they requested is for relief from preparing the geotechnical report. He said there is limited grading on the site. He said where they are building the building is adjacent to an existing building and because of that they have requested a waiver.

Mr. Wingrove said for Stormwater he has a couple of comments left. He said the big picture is that the plan generally works. He said just some tidying up a little of consistency between the plans and the report. He said they can see that they will meet the ordinance with 1 more revision here. He said other than that just general agreements, submission to the stormwater fund, and the tidying up of paperwork portion.

Mr. Wingrove said that all in all the plan is in pretty good shape at this point. He said for the Board tonight a handful of motions for your consideration.

Mr. Wingrove said first for the consolidation plan, both the waiver request for the right-of-way, and a motion to either approve or deny the plan.

Mr. Wingrove said the same for the land development application for the 3 waivers requested and the plan itself.

Mr. Wingrove said he was sorry it is 2 waivers requested. He said 3 total between the 2 applications.

Mr. Cosnek asked if there were any comments or questions from the Board for the first item which is the Lot Consolidation.

Hearing none. Mr. Cosnek asked for a motion to recommend to the Board of Supervisors to approve the waiver request associated with Section 504.1.I concerning the right-of-way construction standard.

**A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. BOB OWENS, AND CARRIED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE THE WAIVER REQUEST ASSOCIATED WITH SECTION 504.1.I CONCERNING THE RIGHT-OF-WAY CONSTRUCTION STANDARD.**

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

Mr. Cosnek asked for a motion to recommend to the Board of Supervisors to approve the Herrick Lot Consolidation Plan.

**A MOTION WAS MADE BY Mr. CHUCK KYLE, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE APPLICATION 2016-03-HERRICK LOT CONSOLIDATION PLAN.**

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

Mr. Cosnek said moving on to the Land Development Application. He asked if there were any questions or discussions from the Board.

Mr. Kyle said he has a question regarding the grading. He asked Mr. Wingrove if he had any problems with the geotechnical report not being provided.

Mr. Wingrove said for this scenario there are no steep slopes, no significant grading. He said he feels it is appropriate.

Mr. Kyle said ok.

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

**A MOTION WAS MADE BY Mr. BOB OWENS, SECONDED BY Mr. CHUCK KYLE, AND CARRIED, TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER REQUESTS CONCERNING SECTION 404.2.A OF THE SALDO REGARDING SIDEWALKS, PROVIDED THAT THE FEE IN LIEU IS PAID, AND SECTION 102.D.(2).(I) OF THE GRADING ORDINANCE WHICH REQUIRES THAT A GEOTECHNICAL REPORT BE PROVIDED.**

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

Mr. Cosnek asked for a motion on the application.

**A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. BOB OWENS AND CARRIED, TO RECOMMEND TO THE BOARD OF SUPERVISORS A CONTINGENT APPROVAL OF THE HERRICK FUNERAL HOME LAND DEVELOPMENT APPLICATION, CONTINGENT ON ALL ITEMS BEING ADDRESSED IN LSSE’S REVIEW LETTER DATED APRIL 13, 2016 AND THE TOWNSHIP’S REVIEW LETTER DATED APRIL 15, 2016, AND ALSO CONTINGENT UPON THE GRANTING OF THE VARIANCES AND APPROVALS FROM THE ZONING HEARING BOARD.**

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

Mr. Cosnek asked Mr. Wingrove for a clarification. He said on the motion he mentioned that it was Section 102 for the grading. He asked if it is Section 103.

Mr. Kyle said Mr. Wingrove’s letter references Section 103 and Ms. Ludwig’s letter references Section 102.

Mr. Wingrove said it may be repetitive in the ordinance, there may be a spot where it references the geotechnical report in both sections.

Mr. Cosnek asked if they are the same sub-paragraphs.

Mr. Kyle said it is exactly the same sub-paragraph, D.(2).(i).

Mr. Wingrove said that D.(2).(i). is the correct section.

Mr. Kyle asked did they reference it correctly then.

Mr. Wingrove said it is 103.D.(2).(i). is the permit requirements.

Mr. Kyle asked can the motion just be amended.

Mr. Wingrove said take another vote. He said yes amend the previous motion to reference Section 103.D.(2).(i). the Township grading ordinance.

Mr. Cosnek asked if we had the correct Section for the amendment.

Ms. Midgley said yes Section 103.D.(2).(i). instead of Section 102.D.(2).(i). in the previous motion.

Mr. Kyle asked if they needed to vote on that.

Mr. Cosnek said no just a roll call.

Mr. Cosnek asked for a roll call on the amendment.

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

2. **Application 2016-06 PRD – Princeton Place PRD** – Application for Tentative Approval of a Planned Residential Development consisting of 63 single-family residential lots on 53.95 acres of land on Seabright Road in an R-2 Suburban Residential/Planned Residential Development (PRD) Overlay District (Allegheny County Lot and Block Number 913-S-1).

Mr. Cosnek asked a representative to approach the Board.

Mr. Cosnek asked if he was correct that a representative would not be in attendance.

Ms. Midgley said yes that was her understanding.

There being none the Board reviewed the comments of Mr. Wingrove

Mr. Wingrove made the following comments.

We have completed our review of the above referenced Tentative Planned Residential Development, dated March 22, 2016, prepared by R.F. Mitall & Associates, Inc., as received by our office March 24, 2016. The plan proposes the creation of 63 single family lots on a 21.786 acre parcel. The property is located along the northern side of Seabright Road (S.R. 3063) , and is Zoned R-2 – Suburban Residential District, and is within the PRD – Planned Residential Development Overlay District.

The following listing presents items identified during our initial review that do not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22):

Zoning

1. The Ordinance requires a landscaping plan, with appropriate details, shall be prepared and submitted in conjunction with a development plan. (Section 207) **Status: A landscaping plan has not been provided.**
2. The Ordinance requires one deciduous tree be planted for each dwelling unit. (Section 207.1.D. and 207.2.B) **Status: A landscaping plan has not been provided.**
3. The Ordinance requires a Buildable Area Analysis Calculation be provided. (Section 504.) **Status: A Buildable Area Analysis has not been provided for the PRD.**
4. The Ordinance requires the site shall be serviced by public water and public sewers approved by the PA DEP. (Section 607.2.A.(2).) **Status: A water service availability letter has not been provided.**
5. The Ordinance requires a minimum of 35% of the total required common open space area shall be less than 25% slope and shall be suitable for active recreation facilities. At least 30% or 200 square feet per dwelling unit, whichever is greater, of the common open space that is suitable for active recreation shall be improved so as to provide opportunities for intensive use suitable to the needs of the residents. (Sections 607.4.C.) **Status: Provide a tabulation of the required and provided slopes of the proposed open space. Active recreation is not proposed.**
6. The Ordinance requires vehicular access to the PRD be at a minimum of two points. (Section 607.7.A.) **Status: The plan proposes only one vehicular access point.**
7. The Ordinance requires structures at the perimeter of the PRD be set back at least 30 feet from the rear lot line. (Section 607.7.A.) **Status: The required setback has not been shown for Lots 1-14.**
8. The Ordinance requires the perimeter of the PRD shall be screened at a minimum by Bufferyard B in accordance with Section 27-206. (Sections 607.8.B.) **Status: A landscaping plan showing the required and proposed bufferyards has not been provided.**
9. The Ordinance requires plans which call for development over a period of year to include a schedule showing the proposed times anticipated for final approval of all sections. (Sections 607.10.D.(12).) **Status: If the PRD is to be constructed in phases, a phasing plan should be submitted.**

## Subdivision and Land Development

1. The Ordinance requires a Completion Bond in the amount of 110% of the cost of the required improvements. (Section 208.) **Status: An itemized quantity takeoff and unit price cost estimate should be provided for review at the time of application for final approval. The cost estimate will aid in the determination of the required bond amount.**
2. The Ordinance requires a Development Agreement be executed with the Township. (Section 209.) **Status: The Developer should contact the Township Solicitor to initiate the preparation of the Development Agreement at the time of application for final approval.**
3. The Ordinance requires certification and seal of the registered landscape architect, engineer or surveyor who prepared the plat. (Section 302.C.) **Status: The construction plans have not been sealed.**
4. The Ordinance requires the layout of sanitary sewer, water and gas lines. (Section 302.C.) **Status: The waterline appears to conflict with the proposed sanitary sewer in several location. Please revise the plan accordingly.**
5. The Ordinance requires front, side and rear yard setbacks be shown. (Section 302.J.) **Status: The required side and rear setback lines have not been shown on the plan.**
6. The Ordinance requires a Phase One Environmental Site Assessment be provided. (Section 307.) **Status: Not provided.**
7. The Ordinance requires that the landscape plan clearly delineates the calculation of the total landscaped area. In addition, plants shall be labeled by botanical name, common name, caliper, or container size, spacing, and quantities in each group. (Section 310.) **Status: A landscaping plan has not been provided.**
8. The Ordinance requires any land development which will generate, on average, 100 or more peak hour trips on any adjacent streets shall be required to have a traffic impact study completed. (Section 312.) **Status: A traffic impact study has been provided. The current development proposed fewer lots than the previous plan for which the study was prepared.**
9. The Ordinance requires roadway cross-sections at intervals not to exceed 100 feet. (Section 316.C.) **Status: Three cross-sections have been provided for each roadway, however they have not been provided at 100' intervals.**
10. The Ordinance requires a Soil Erosion and Sedimentation Control Plan. (Section 318.) **Status: The Erosion and Sedimentation Control Plan (Sheet ES1) has not been include in the drawing set received by LSSE. Documentation that the Allegheny County Conservation District (ACCD) has reviewed, approved, and included the revision to the existing NPDES Permit has not been provided.**

11. The Ordinance requires roadway monuments and lot corner markers. (Section 401.) **Status: Not provided.**
12. The Ordinance requires sidewalks be provided along all street frontages for all land developments. (Section 404.2.) **Status: Sidewalks are not proposed along Sovereign Court in front of Parcel B. Also, sidewalks are not proposed along Seabright Road.**
13. The Ordinance requires that each lot be served by public sanitary sewers approved by the PADEP (Section 402.). **Status: Provide documentation that a sewage facilities planning module has been approved for the site.**
14. The Ordinance requires street lighting be provided. (Section 405.) **Status: Not provided.**
15. The Ordinance requires the developer and/or landowner shall install Township-approved street name signs at all street intersections. (Section 406.). **Status: Street signs have not been shown on the plans.**
16. The Ordinance requires there shall be a level area on each street within which no grade shall exceed a maximum of 5% for a minimum distance of 100 feet. (Section 504.3.D.). **Status: The applicant has requested a modification of this requirement.**
17. The Ordinance requires the centerline distance of permanent cul-de-sac streets shall be no less than 250 feet in length and shall be no greater than 600 feet in length. (Section 504.4.B.). **Status: The applicant has requested a modification of this requirement.**
18. The Ordinance requires a snow removal easement be provided at all permanent cul-de-sacs. (Section 504.4.H.). **Status: The required easement has not been shown on the recording plan.**
19. The Ordinance requires all streets intersecting a State highway be subject to approval of PennDOT. (Section 504.5.F.). **Status: Provide documentation of an approved HOP for the proposed connection to Seabright Road.**
20. The Ordinance requires all storm sewers have a minimum grade of 1%. (Section 511.A.(1).) **Status: The pipe segment from Inlet 2 to Endwall 6 proposed a grade less than 1%.**
21. The Ordinance requires permits be obtained from DEP for construction or changes in a watercourse as required by DEP and the Corps of Engineers. (Section 511.G.(2).) **Status: The applicant has submitted documentation that a PASPGP-4 has been issued from the USAC of Engineers. The expiration date of the permit is June 30, 2016. Provide clarification as to whether the permit is to be extended.**

### Grading

1. The Ordinance requires a minimum of 3 cross sections of grading be provided at 50-foot intervals. (Section 103.D.(2).(i).) **Status: Three cross sections have been provided for**

**the three roadways; however, cross sections have not been provided at 50-foot intervals.**

### Stormwater Management

1. The Ordinance requires a list of adjacent property owners with 200 feet of the property and documentation that the adjacent property owners have been notified of the project. (Section 301.3.C.) **Status: Not provided.**
2. The Ordinance requires profiles of proposed storm sewers including elevations, sizes, slopes and materials. (Sections 403.C.(2).) **Status: The Site Plan and Profile show the storm sewer between Outlet 1 and Endwall 1 as 8” diameter. The Stormwater Management Plan and Report show this at 24”. Please revise accordingly.**
3. The Ordinance requires an operation and maintenance program establishing ownership and maintenance responsibilities for all stormwater management control facilities. (Section 403.C.(14).) **Status: The Maintenance Plan should identify the specific party responsible for the operation and maintenance of the stormwater management facilities.**
4. The Ordinance requires certification and seal of the registered professional engineer responsible for the preparation of the plan. (Section 403.B.(16).) **Status: The Plans and Stormwater Management Report have not been sealed.**
5. The Ordinance requires the 1-, 2-, 5-, 10-, 25- 50- and 100-year design storm frequencies to be used for analysis of runoff. (Sections 502.B.(1).) **Status: Analysis of the 1-year design storm has not been submitted.**
6. The Ordinance requires the maximum rate of runoff is no greater after development than prior to development activities and also requires control of post-construction stormwater impacts and compliance with state water quality and quantity requirements through BMPs including replication of pre-construction stormwater infiltration conditions. (Sections 502.A.(1). and 804.C.) **Status: The area south of approximate Station 4+50 on Sovereign Drive has been excluded from the stormwater calculations. Additionally, the roof drain sumps on Lots 41, 42, 43, 48 and 49 discharge to the bypass area, however, calculations include this discharge in the drainage area to the pond. If the tanks are to discharge to the wetland areas as proposed, a drainage easement must be provided at the outfalls.**
7. The Ordinance requires the maximum rate of runoff is no greater after development than prior to development activities and also requires control of post-construction stormwater impacts and compliance with state water quality and quantity requirements through BMPs including replication of pre-construction stormwater infiltration conditions. (Sections 502.A.(1). and 804.C.) **Status: It appears as though the calculations used the storage volume in the forebay below elevation 1054 for both rate control and to address water quality and quantity. The storage below the elevation 1054 spillway cannot be used for rate control unless it can be demonstrated that this volume dewateres through infiltration within 24 hours. Additionally, the plan proposes dewatering of the detention area through a 1.5” orifice with a trash rack with 1” openings. Small**

**orifices are prone to clogging, and if this orifice is clogged the facility will not function as designed. The detail appears to be a general detail for the trash rack. Provide a catalog cut detailing the dimensions of the trash rack to be used. The maintenance plan indicates that the basin is to be inspected after each rainfall event of 1". The plan should clearly identify the specific party responsible for these inspections and the reports should be made available to the Township.**

8. The Ordinance requires stormwater ponds be enclosed by a fence of at least 4' in height. (Section 601.2.D.(4).) **Status: A fence has not been provided for the proposed pond.**
9. The Ordinance requires an access road of at least 15' wide be provided for all stormwater detention facilities. (Section 601.2.D.(7).) **Status: An access road has not been noted on the plan with a 12' width. Also, please provide a detail for the proposed access road.**
10. The Ordinance requires design of stormwater conveyance structures be consistent with the design of other stormwater management facilities. (Sections 601.3.B.) **Status: The Stormwater Management Report indicates the storm sewer conveyance system has been designed for the 25-year storm. Stormwater facilities conveying flow to detention facility must be sized for the 100-year storm event.**
11. The Ordinance requires conformance to the Township Construction Standard. (Sections 601.11.A.) **Status: The plan proposes installation of CPP through the proposed detention facility embankment. Pond outfall pipes must be RCP.**
12. The Ordinance requires a Stormwater Maintenance Agreement be signed and recorded. (Section 803.3.A.) **Status: A copy of the signed and recorded Stormwater Maintenance Agreement has not been provided. A Stormwater O&M Agreement will also be required for each on-lot BMP. The applicant should contact the Township Solicitor regarding the agreement, at the time of final approval.**
13. The Ordinance requires payment to the Stormwater Facility Maintenance Fund for privately owned and maintained facilities. (Sections 803.4.1.a. and 902.3.) **Status: The amount of the Fund contribution will be determined upon approval of the plan, at the time of final approval.**
14. The Ordinance requires provision of a copy a recorded Post Construction Stormwater Management Plan record drawing. (Sections 805.) **Status: The applicant should note the requirement for provision of a recorded PCSM record drawing prior to issuance of an occupancy permit, at the time of final approval.**

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, does not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), Subdivision and Land Development Ordinance (Chapter 22) Grading, Excavation

and Fill Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 427) for Tentative PRD approval. The applicant should note that the plan must meet all requirements for a Final PRD and Land Development at the time of final approval of each phase. Additional comments may be made following a review of the Final Land Development plans for conformance to the Township Zoning Ordinance, Subdivision and Land Development Ordinance, Grading Ordinance and Stormwater Management Ordinance.

Mr. Cosnek asked if anyone had any further questions or comments. Hearing none, he asked the Board for a motion to reject the application as administratively incomplete.

**A MOTION WAS MADE BY Mr. BOB OWENS, SECONDED BY Mr. CHUCK KYLE, AND CARRIED, TO REJECT THE APPLICATION FOR PRINCETON PLAN PRD AS ADMINISTRATIVELY INCOMPLETE.**

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

3. **Application 2016-07 CU – Michelle Lutz-Winning Conditional Use Application** – Application for a Conditional Use for a Home Occupation for a Hair Salon at 167 Valley View Drive in an R-2 Suburban Residential Zoning District (Allegheny County Lot and Block Number 800-N-3).

Mr. Cosnek asked a representative to approach the Board.

Ms. Michele Lutz-Winning approached the Board.

Ms. Lutz-Winning said the address is actually 169 Valley View Drive.

Mr. Cosnek asked Ms. Lutz-Winning if 169 is correct.

Ms. Lutz-Winning said yes.

The Board reviewed the comments of Ms. Ludwig.

Ms. Ludwig made the following comments.

1. This is an application for a Conditional Use for a Home Occupation for a Hair Salon at 167 Valley View Drive in an R-2 Suburban Residential Zoning District (Allegheny County Lot and Block Number 800-N-3).
2. The applicant is applying for a conditional use in order to put a small hair salon in her home. Per the correspondence provided with her application, Ms. Lutz-Winning states she will be the only person working at the salon and she anticipated there to be no more than about 10 cars in

an 8 hour period about 4-5 days per week. She plans to put the salon in an existing room in her basement and will be installing a walkway for her clients to get from her driveway to the house.

3. Ms. Lutz-Winning has already met with Mike Saville, the Township's Building Code Official, to determine any alterations that need to be made and permits that need to be acquired for her to convert the basement room to a salon.
4. The application for a conditional use for a home occupation is subject to the general standards and criteria outlined in Section 27-702 of the Township's Zoning Ordinance, Chapter 27 of the Township's Code of Ordinances, Ordinance No. 418, which requires that the use be compatible with the surrounding land uses and not have a negative impact on the surrounding uses, the proposed site is suitable in terms of topography, size, etc., the proposed site provides for safe, adequate vehicular access, and the proposed use complies with all applicable standards and requirements for providing sanitary sewage disposal, water supply, storm drainage, solid and toxic waste storage, etc.
5. The application for a conditional use for a home occupation is also subject to the specific standards and criteria for a Home Occupation outlined in Section 27-703.Y. of the Zoning Ordinance. A copy of these criterion is enclosed with this letter. A few of them are applicable to this particular application.
  - Section 27-703.Y.(2) states that no more than 15% of the gross floor area of the principal dwelling shall be devoted to the conduct of the home occupation. Since the salon will be located in one room in the basement, Ms. Lutz-Winning will be well under this 15% limit.
  - Per Section 27-703.Y.(5) pertains to signage and displays. Should she choose to have a sign, the applicant will have to adhere to the provisions as outlined in Part 10 of the Zoning Ordinance, under Signage.
  - Section 27-703.Y.(7) states that the use shall not significantly intensify vehicular or pedestrian traffic, which is normal for the residents of the neighborhood. Given she is predicting about 10 cars in an 8-hour period, I do not believe the additional vehicular traffic from her salon will be significant.
  - Section 27-703.Y.(13)(a) states that she is limited to only two chairs. If she has more than two, she would rise to the level of needing a special exception from the Zoning Hearing Board. Ms. Lutz-Winning has indicated she will only have two beauty chairs on the premises, so that she can have an extra chair for anyone waiting for service.

At this time, the application for the conditional use to for a home occupation for a hair salon at 167 Valley View is complete. The Planning Commission must make two recommendations to the Board of Supervisors concerning the application. The first would be to recommend to the Board of Supervisors to set a public hearing date to review the application. The second would be to recommend a motion on the conditional use application. It is my recommendation that the Planning Commission recommend approval of the conditional use for a home occupation for a home hair salon at 167 Valley View Drive to the Board of Supervisors.

Mr. Wingrove made some additional comments.

Mr. Wingrove said this is an application for a home occupation for a Hair Salon. He said LSSE did not review what Ms. Ludwig sent to them because there are no engineering needs. He said Ms. Ludwig did give him a copy of her letter dated April 15, 2016.

Mr. Wingrove said in reviewing Ms. Ludwig's letter it looks as though the applicant has complied with the requirements for the conditional use.

Mr. Wingrove said there are 2 motions for the Board to consider. He said 1 would be to recommend to the Board of Supervisors to set a public hearing on the application. He said 2 would be to make a motion to recommend to the Board of Supervisors to either approve or deny the conditional use for a home occupation.

Mr. Cosnek asked if there were any further questions or comments. Hearing none, he asked the Board for a motion on setting a public hearing.

**A MOTION WAS MADE BY Mr. BOB OWENS, SECONDED BY Mr. CHUCK KYLE, AND CARRIED, TO RECOMMEND THE BOARD OF SUPERVISORS SCHEDULE A PUBLIC HEARING.**

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

Mr. Cosnek asked for a motion on the conditional use application.

There was a discussion regarding a typo in reference to the address.

Mr. Wingrove said it can be noted when you make the motion, that the Board references 169 Valley View and not 167 Valley View. He said he will pass all of the information along to Ms. Ludwig so it can be cleaned up before it goes before the Board of Supervisors.

There was a discussion on the lot and block number being correct.

Mr. Wingrove said for the sake of the motion reference 169 Valley View Drive and it can be recorded as such and the lot and block number can then be verified. He said prior to the Board of Supervisors meeting it will be cleaned up.

Mr. Cosnek asked for a motion on the conditional use application.

**A MOTION WAS MADE BY Mr. BOB OWENS, SECONDED BY Mr. CHUCK KYLE, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF A CONDITIONAL USE FOR A HOME OCCUPATION FOR A HOME HAIR SALON AT 169 VALLEY VIEW DRIVE.**

<b>ROLL CALL:</b>	<b>DAVE COSNEK</b>	<b>YES</b>
-------------------	--------------------	------------

<b>CHUCK KYLE</b>	<b>YES</b>
<b>FRED LUTZ</b>	<b>YES</b>
<b>BOB OWENS</b>	<b>YES</b>

**COMMENTS:**

Mr. Cosnek asked if there were any further comments or discussion.

Hearing none, he asked for a motion to adjourn.

**ADJOURNMENT:**

**A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. CHUCK KYLE, AND CARRIED, TO ADJOURN THE MEETING at 7:50 PM.**

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

Respectfully submitted,

Debbie Midgley  
Planning Commission Recording Secretary

