

**NORTH FAYETTE TOWNSHIP  
PLANNING COMMISSION**

**REGULAR MEETING  
TUESDAY, MAY 20, 2014  
7:30 P.M.**

The meeting was called to order by Mr. Bob Owens.

**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  
Shawn Wingrove, EIT  
Cheryl Cherico, Recording Secretary

**MEMBERS ABSENT:**

Laura Ludwig, Community Development Director

**OTHERS PRESENT:**

Paul Slowik, Slowik & Associates Architects, Inc.  
Dale Wachter, Wachter-Willis Consulting  
Chris Remley, Civil & Environmental Consultants  
David Fedor, CCAC

**UNFINISHED BUSINESS:**

A motion was made by Mr. Dave Cosnek, seconded by Mr. Bill Fitzgerald, to approve the minutes from the April 15, 2014, meeting. Motion carried.

**NEW BUSINESS:**

- 1. Application 2014-05CU - Valley Medical Facilities Inc./Heritage Valley Health System Conditional Use Application** - Application for a Conditional Use for a High Intensity Medical Office at 400 Penn Lincoln Drive in a B-1 Neighborhood Commercial Zoning District.

Mr. Owens asked a representative to approach the Board.

Mr. Slowik approached the Board. He said he believed everything had been submitted at this point. The only item that was outstanding was the parking analysis and he submitted it today. The

remaining question was about going from a retail use to a medical use and how that would increase the parking. The existing space is 4088 square feet of gross floor area. Under retail use, he said that would require 21 parking spaces, 1 space per 200 square feet per the Township Ordinance. For the medical use, it would require 3 spaces per each exam room and they have 6 exam rooms. In addition, one space is required for each employee and there are 4 full time employees and 2 part time employees. He said that would bring to total to 24 spaces that would be required. He said there are 278 lined parking spaces in the front of the building and 17 lined spaces in the back of the building. He said there are also lined spaces behind the post office. There are also another 31 partially lined spaces in the back that would bring the total to 334 total spaces, 12 over the retail requirement because the rest of the center is retail. He said that shows the additional spaces they would need for the medical use are already there. According to the lease agreement, he said the landlord will be re-paving and re-striping the entire parking lot.

The Board reviewed the comments of Mr. Brett.

Mr. Brett made the following comments:

We have completed our review of the above referenced Conditional Use application, dated April 17, 2014, as received by our office April 28, 2014. The Conditional Use application proposes a Medical Office, High Intensity. The property is located along at 400 Penn Lincoln Drive, and is Zoned B-1 – Neighborhood Commercial District.

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):

Zoning

1. The Ordinance requires any change in use comply with the minimum requirements for provision of off-street parking. (Section 302). **Status: Using the standards defined in Table 27-6, the applicant should provide a tabulation demonstrating there is no increase in required parking for the change in use from Retail Store to Office, Medical. If an increase in required parking exists, provide tabulation that adequate parking exists on the site for all existing uses and the proposed use.**

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, will conform to the Township of North Fayette’s Zoning Ordinance (No. 360) with resolution of the above noted item.

Mr. Brett said the Board could condition the motion to require the parking lot to be re-striped.

Mr. McDermott said the Board could make two motions on the application, one to schedule the public hearing and one to make a recommendation on the application if they so desire.

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 RECOMMEND THAT THE BOARD OF SUPERVISORS SCHEDULE A CONDITIONAL USE PUBLIC HEARING FOR VALLEY MEDICAL FACILITIES INC./HERITAGE VALLEY HEALTH SYSTEM.**

<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>

Mr. Owens asked for a motion on the application.

**A MOTION WAS MADE BY Mr. DAVE COSNEK, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS CONTINGENT UPON VERIFICATION OF 334 TOTAL STRIPED PARKING SPACES AT PENN LINCOLN CENTER.**

<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>

- 2. Application 2014-06 - CCAC West Hills Campus - Rear Parking Lot Expansion -**  
Application for Preliminary and Final Non-Residential Land Development on 34.66 acres of land on two lots located at 1000 McKee Road in an I-1 Light Industrial Zoning District.

Mr. Owens asked a representative to approach the Board.

Mr. Remley approached the Board. He gave a brief overview and pointed to a site plan drawing. He pointed out to the Board where an existing paved parking lot, gravel parking lot, Columbia Gas transmission line and First Energy overhead electric lines are located. He said the proposed parking lot would be located in the back of the lot in an area that is pretty flat and clear of trees.

Mr. Owens asked if the pathway shown on the site plan would be an access drive to the proposed lot.

Mr. Remley said yes. He said it would be widened and improved to be an access drive. He said the project would include about 208 paved asphalt parking stalls and would be removing the existing gravel lot that he pointed out. The access drive would be 24' wide with a 4' wide sidewalk. He said they did obtain variances from the Zoning Hearing Board in November, 2013, to utilize asphalt wedge curbing on the interior and for the number of landscape islands required and trees required

on the interior lot. He said they are providing trees, but the number of trees was reduced. He said they would be relocating the gravel lot and a chain link fence. He said they meet all of the other landscape requirements in terms of shading and bufferyards. He said they would be taking some of the material from the parking area and moving it to the Route 22/30 area to get rid of the excess material and to create a bufferyard from the highway and the parking lot. He said they would be adding some trees on top of there for additional buffering. He said there is a stormwater management plan to discharge to an existing stormwater channel and stormwater facility. He said they did receive a letter from the engineer with some additional comments that were mostly administrative. He said they were asking for two waivers for the Phase 1 Environmental site assessment and for the 1 percent minimum pipe slope for stormwater management.

The Board reviewed the comments of Mr. Brett.

We have completed our review of the above referenced Land Development application, dated April 22, 2014 prepared by Civil & Environmental Consultants, Inc., as received by our office April 28, 2014. The Land Development application proposes an expansion to an existing parking lot. The property is located along McKee Road, and is Zoned I-1, Light Industrial.

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. 418):

#### Zoning

1. The Ordinance requires a 50' front yard setback, 20' side yard setback and 30' side yard setback. (Section 205.3.A.) **Status: The location of the required setback lines has not been shown on the plan.**
2. The Ordinance requires 20% of the interior parking area be landscaped with plantings including one tree per 10 parking spaces. (Section 207.2.B.) **Status: The plan proposes less than 20% interior landscaping area. A variance was granted by the Zoning Hearing Board on November 22, 2013. Please note this variance on the plan.**
3. The Ordinance prohibits the use of wedge curbing for interior landscape islands. (Section 207.2.B.(2).(g).) **Status: The plan proposes wedge curbing. A variance was granted by the Zoning Hearing Board on November 22, 2013. Please note this variance on the plan.**
4. The Ordinance requires a Buildable Area Analysis be provided. (Section 503.A.) **Status: Not provided.**
5. The Ordinance requires that no erosion may occur. (Section 908.) **Status: 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 NPDES permit has been issued.**

## Land Development

1. The Ordinance requires the posting of a Completion Bond. (Section 208.) **Status: An itemized quantity takeoff and unit price cost estimate has not been provided for review.**
2. The Ordinance requires a Development Agreement. (Section 209.) **Status: The Developer should contact the Township Solicitor to initiate the preparation of the Development Agreement.**
3. The Ordinance requires a boundary survey of the site and the name, address, certification and seal of the registered engineer or registered professional land surveyor that prepared the plan. (Sections 302.C. and 308.P) **Status: Not provided.**
4. The Ordinance requires setback and bufferyard lines be shown on the plan. (Sections 302.J. and 308.C.) **Status: Setback lines have not been provided.**
5. The Ordinance requires a geotechnical report be provided. (Sections 305.) **Status: The geotechnical report has not been sealed by the registered professional engineer that prepared it.**
6. The Ordinance requires a Phase One Environmental Site Assessment. (Section 307.) **Status: Not provided. The applicant's consultant has submitted a written waiver request.**
7. The Ordinance requires a Traffic Impact Study. (Section 312.) **Status: During the pre-application conference the applicant indicated a Traffic Impact Study had been previously completed for this site. Please submit documentation that the proposed improvements are consistent with this Study including an evaluation the increase in number of trips as a result of the expanded parking, if any.**
8. The Ordinance requires a Soil Erosion and Sedimentation Control Plan be provided. (Section 318.) **Status: 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 NPDES permit has been issued.**
9. The Ordinance requires survey monuments be set at all boundary corners. (Section 401.) **Status: Existing or proposed markers have not been identified on the plan.**
10. The Ordinance requires conformance with the Township's Construction Standard Details. (Section 502.) **Status: Please revise the plan to include details as shown in the Township's current Minimum Construction Standards and Details, adopted February 2013. Details shown on the plan are from the previous version.**

11. The Ordinance requires the site grading to comply with the Township Grading Ordinance. (Section 503.1.) **Status: The following comments are made after a review per the Township Grading Ordinance:**
  - A. The Ordinance requires a plan showing a base line with locations of cross-sections at 50-foot intervals. (Section 103.D.(2).(g).) **Status: Not provided.**
  - B. The Ordinance requires the geotechnical report be sealed by a registered professional engineer. (Section 103.D.(2).(g).) **Status: The report has not been sealed.**
  - C. The Ordinance requires a Soil Erosion and Sedimentation Control Plan be provided. (Section 103.D.(2).(k).) **Status: 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 NPDES permit has been issued.**

#### Stormwater Management

1. The Ordinance requires the stormwater management narrative include the expected project schedule. (Sections 402.A.(1).) **Status: Not provided.**
2. The Ordinance requires a key map showing the development's site location within the designated watershed. (Sections 402.B.(1).) **Status: Not provided.**
3. The Ordinance requires certification and seal of the registered professional engineer responsible for preparation of the plan. (Sections 402.B.(16).) **Status: The Stormwater Report has not been sealed.**
4. The Ordinance requires plans and profiles for all proposed storm sewers. (Sections 402.C.(2).) **Status: Profiles have not been provided.**
5. The Ordinance requires design details for the construction of all facilities. (Sections 402.C.(3).) **Status: Please revise the plan to include details as shown in the Township's current Minimum Construction Standards and Details, adopted February 2013. Details shown on the plan are from the previous version.**
6. The Ordinance requires a Soil Erosion and Sedimentation Control Plan be provided. (Section 402.C.(12).) **Status: 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.**
7. The Ordinance requires a storm sewers be installed with a minimum grade of 1 percent. (Section 6001.3.E.) **Status: The plan proposes storms with a grade less than 1 percent. The applicant's consultant has submitted a written waiver request.**
8. The Ordinance requires a Stormwater Maintenance Agreement be signed and recorded. (Section 803.B.3.) **Status: A copy of the signed and recorded Stormwater Maintenance Agreement has not been provided.**

9. The Ordinance requires payment to the Stormwater Facility Maintenance Fund for privately owned and maintained facilities. (Sections 803.B.4.) **Status: Not 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). Additional comments may be made and we reserve the right to comment further pending submission of revised plans. All the requirements for a Final Land Development Plan Application must still be satisfied.

Mr. Brett said he wanted to comment on the waiver requests. He said the applicant has provided back up for the 1 percent pipe slope and he did not see an issue with granting that waiver request. As for the Phase 1 Environmental Assessment, he said it is CCAC's property so he didn't see an issue with that. He said there are 23 other comments remaining to be addressed and typically, the Board would reject this as administratively incomplete. Since this is a county project, they are on a time line for bidding. He said he would recommend that the Board make an exception for this project, but make it contingent upon all of the items being addressed before it goes before the Board of Supervisors.

Mr. Kyle asked if the Planning Commission's failure to approve it this evening would stop the process for them. He said a lot of times it doesn't make a difference.

Mr. McDermott said if the Board was to table it and make them come back next month, it would put this part of the process off by a month. He said it may well be that it would take them that long to get the plan in order to be able to go to the Board of Supervisors, but it does give them the opportunity to possibly save time.

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

**A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. DAVE COSNEK, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR THE WAIVER REQUESTS FOR THE PHASE 1 ENVIRONMENTAL ASSESSMENT AND THE 1 PERCENT STORM DRAINAGE SLOPE.**

<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>

Mr. Owens asked for a motion on the application.

**A MOTION WAS MADE BY Mr. DAVE COSNEK, SECONDED BY Mr. BILL FITZGERALD, AND CARRIED, TO RECOMMEND PRELIMINARY AND FINAL NON-RESIDENTIAL LAND DEVELOPMENT APPROVAL TO THE BOARD OF SUPERVISORS FOR CCAC WEST HILLS CAMPUS REAR PARKING LOT EXPANSION CONTINGENT UPON ALL OUTSTANDING ITEMS IN THE TOWNSHIP ENGINEER'S REVIEW LETTER DATED MAY 5, 2014, BE ADDRESSED PRIOR TO BEING PLACED ON THE BOARD OF SUPERVISORS' AGENDA.**

<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>

- 3. Application 2014-07 - Pichi-Holmes Subdivision Plan** - Application for Preliminary and Final Minor Subdivision/Lot Line Relocation between two lots on 3.996 acres of land located at 250 Mahoney Road and 104 Crosswinds Court in an R-3 Medium-Density Residential Zoning District.

Mr. Owens asked a representative to approach the Board.

Mr. Wachter approached the Board. He said this is a lot line relocation between lots owned by the applicants.

Mr. Fitzgerald asked the purpose of the lot line relocation.

Mr. Wachter said he doesn't know the exact purpose but it would take a 50-foot strip off of what was a 2 1/3 acre piece and making one lot 2.9 acres and the other a little over an acre.

The Board reviewed the comments of Mr. Brett.

Mr. Brett made the following comments:

We have completed our review of the above referenced Subdivision Plan Application, dated March 25, 2014, last revised May 6, 2014, prepared by Wachter-Willis Consulting, LP, as received by our office May 12, 2014, 2014. The plan proposes a lot line relocation between two existing lots. The properties are is located at 104 Crosswinds Court and 250 Mahoney Road, and are Zoned R-3 – Medium Density Residential.

Comments may be found in our letter dated May 1, 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 (No. 360), and Subdivision and Land Development Ordinance (No. 418).

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. FRED LUTZ, SECONDED BY Mr. CHUCK KYLE, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR PRELIMINARY AND FINAL MINOR SUBDIVISION/LOT LINE RELOCATION OF THE PICHI-HOLMES SUBDIVISION PLAN.**

<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 for a motion to appoint Robert Grimm as acting Planning Commission Secretary while Ms. Ludwig is on leave.

**A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. DAVE COSNEK, AND CARRIED, TO APPOINT Mr. ROBERT GRIMM AS ACTING PLANNING COMMISSION SECRETARY RETROACTIVE TO MAY 8, 2014.**

<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>

**ADJOURNMENT:**

**A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. DAVE COSNEK, AND CARRIED, TO ADJOURN THE MEETING AT 8:02 P.M.**

Respectfully submitted,

Cheryl Cherico  
Planning Commission Recording Secretary