

**NORTH FAYETTE TOWNSHIP
PLANNING COMMISSION**

**REGULAR MEETING
TUESDAY, AUGUST 18, 2015
7:30 P.M.**

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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Charles Kyle, Vice Chairman

OTHER PRESENT:

Jim Sperdute, Sperdute Surveying

UNFINISHED BUSINESS:

Mr. Cosnek asked for a motion to approve the minutes from the July 21, 2015, meeting.

**A MOTION WAS MADE BY Mr. BOB OWENS, SECONDED BY Mr. FRED LUTZ,
TO APPROVE THE MINUTES FROM THE JULY 21, 2015, MEETING. MOTION
CARRIED.**

NEW BUSINESS:

- 1. Application 2015-08 – Pointe West Stormwater Ponds Plan of Lots** – Application for preliminary and final minor subdivision submitted by North Fayette Township involving the subdivision of one lot into two lots located on 5.135 acres of land on the corner of Gateway Drive and North Road in an R-3 Medium Density Residential Zoning District (Allegheny County Lot and Block # 585-R-150).

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

Ms. Ludwig made the following comments:

1. This is an application for preliminary and final minor subdivision involving the subdivision of one lot into two lots on the corner of Gateway Drive and North Road in an R-3 Medium Density Residential Zoning District (Allegheny County Lot and Block # 585-R-150).
2. This subdivision plan involves the creation of a lot to be owned by the Township for a future open space area/stormwater management facility. The stormwater management facility will be owned and maintained by the Township. Pointe West LP is donating the land to the Township. The future stormwater management facility at this location will help to collect stormwater and will hopefully ease the flooding concerns of residents and business owners downstream along Noblestown Road and into Oakdale Borough.
3. Refer to any comments from the Township Engineer per LSSE's most recent review letter dated August 14, 2015.
4. Refer to any comments from the Township Solicitor.
5. Per the Allegheny County Subdivision and Land Development Ordinance (SALDO), all paper plans submitted for recording must have both the embossed seal and the ink seal of the PA licensed surveyor who prepared the plans.
6. In addition, the County's SALDO requires that all signatures be made in permanent navy blue ink or felt tipped pen.
7. The Planning Division of the Allegheny County Department of Economic Development (ACDED) did conduct a review and provided an updated review letter dated August 7, 2015. Their comments were minor in nature and should be addressed on the final version of the plan to be recorded.

At this time, Ms. Ludwig said the application is complete and there are no pending issues to address. It is my recommendation that the Planning Commission make a motion to make a recommendation to the Board of Supervisors to approve the Pointe West Stormwater Ponds Plan of Lots.

Mr. Wingrove made the following comments:

We have completed our review of the above referenced Subdivision Plan Application, dated March 2015, prepared by Lennon, Smith, Souleret Engineering, Inc. The plan proposes the subdivision of an existing property into two lots. The properties are located with frontage along North Road (S.R. 3059) and Gateway Drive. The properties are Zoned R-3 – Medium Density Residential District.

It is our understanding that the North Fayette Township Board of Supervisors has acknowledged that Lennon, Smith, Souleret Engineering, Inc. has prepared both the Subdivision Plan and this review letter.

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 and Land Development

1. The Ordinance requires the seal of the registered landscape architect, engineer or surveyor who prepared the plat and the registered surveyor who completed the survey shown on the plan. (Section 302.C., 315.M.) Status: The plans have not been sealed.

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.

Ms. Pierce submitted to following comments dated Aug. 7, 2015:

We received the second submittal of the above referenced application on July 28, 2015. We noted the inclusion of set-back lines and state route right-of-way dedication area. However, the clause for the Planning Commission Approval should be restated to say "Reviewed by" instead of "Approved by," since it is only the Township Board of Supervisors that has approval authority as authorized by the Township Subdivision Ordinance §22-202, §22-203 and §22-204.

The previous checklist submitted with the first review is still valid. Please note that while ACED has reviewed the plan for compliance with the items on the checklist to the extent possible, final responsibility for ensuring that the plan is prepared to the standards required and that all information on the plan is current, correct, and complete is the landowner's and the landowner's agent.

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

A MOTION WAS MADE BY Mr. BOB OWENS, SECONDED BY Mr. BILL FITZGERALD, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR PRELIMINARY AND FINAL MINOR SUBDIVISION OF THE POINTE WEST STORMWATER PONDS PLAN OF LOTS.

ROLL CALL:	BILL FITZGERALD	YES
	FRED LUTZ	YES

BOB OWENS
DAVE COSNEK

YES
YES

2. **Application 2015-17 – 8th Amended Plan to the Re-Subdivision of Lots 174 & 175 in the Fayette Farms Plan 1 – Phase 1** – Application for final minor subdivision involving the re-subdivision of 0.46 acres of land from one lot into four lots on Raymond Drive in the Fayette Farms community located in an R-2 Suburban Residential Zoning District/Planned Residential Development (PRD) Overlay Zoning District (Allegheny County Lot and Block # 798-P-69).

Mr. Cosnek asked a representative to approach the Board.

Mr. Sperdute approached the Board and said his firm prepared the plans. He said he had been to the Township previously when Heartland Homes was still involved with this development plan. He said this is just a standard procedure to separate a townhome into four units at the center of the party wall. He said there is one lot left after this one so he would need to do this one more time. He said this is the first building on the left hand side of Raymond Drive. He had received the review letters from the Township engineer and staff and said all of those comments have been addressed.

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

Ms. Ludwig made the following comments:

1. This is an application for preliminary and final subdivision for a re-subdivision of 0.46 acres of land from one lot into four lots on Raymond Drive in the Fayette Farms community located in an R-2 Suburban Residential Zoning District/Planned Residential Development (PRD) Overlay Zoning District.
2. The townhouse units involved with this re-subdivision are currently under construction. The lots are being subdivided into the four 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 Fayette Farms.
4. Refer to any comments from the Township Engineer per LSSE's review letter dated August 7, 2015.
5. Refer to any comments from the Township Solicitor.
6. The Planning Division of the Allegheny County Department of Economic Development (ACDED) conducted a review of the application and noted that all items on their checklist appear to have been addressed as required. The ACDED review letter is attached, dated August 7, 2015.

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, the application is complete and there are no pending issues to address. It is my recommendation that the Planning Commission make a motion to make a recommendation to the Board of Supervisors to approve the Fayette Farms Re-subdivision Plan for Lots 174 & 175.

Ms. Ludwig said this is really just standard procedure in order to divide the townhouses to get them ready to sell. She said Fayette Farms hadn't been before the Planning Commission in a while with one of these re-subdivision plans, but the Board had seen Maronda come through with one of these about once a year for Canterbury Woods.

Mr. Wingrove made the following comments:

We have completed our review of the above referenced Subdivision Plan Application, dated July 3, 2015, by Sperdute Land Surveying. The plan proposes the re-subdivision of the lot lines based on the as-built conditions between the townhouse units for Lot 174. Lot 174 A-D is at the north side of the intersection of Raymond Drive and Donaldson Road. The properties are zoned R-2 – Suburban Residential District and 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):

Subdivision

1. The Ordinance requires the location, type and size of all monuments and lot markers in accordance with Section 401. (Sections 315.I. and 401) **Status: A note has been included on the plan, however, the markers to be set have not been identified on the plan.**

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.

Mr. Wingrove said the applicant submitted a revised plan to address his above comment, so LSSE has nothing further that needs corrected.

The Submitted comments of Ms. Pierce dated August 7, 2015:

We received the above referenced application on July 28, 2015. Our comments on the subdivision record plan are provided in the enclosed checklist and in this letter. Please note that

while ACED has reviewed the plan for compliance with the items on the checklist to the extent possible, final responsibility for ensuring that the plan is prepared to the standards required and that all information on the plan is current, correct, and complete is the landowner's and the landowner's agent. All of the checklist items appear to have been addressed as required, and we have no other comments on the plan.

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

A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. FRED LUTZ, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS FOR FINAL MINOR SUBDIVISION OF THE 8TH AMENDED PLAN TO THE RE-SUBDIVISION OF LOTS 174 & 175 IN THE FAYETTE FARMS PLAN 1 – PHASE 1.

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

Ms. Ludwig advised the applicant that it would be on the Board of Supervisors' agenda next week on Aug. 25, 2015, at 7:30 p.m.

COMMENTS:

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

There were none.

ADJOURNMENT:

A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Mr. BILL FITZGERALD, TO ADJOURN THE MEETING AT 7:39 P.M. MOTION CARRIED.

Respectfully submitted,

Cheryl Cherico
Planning Commission Recording Secretary