



PLANNING COMMISSION

MEETING MINUTES

THURSDAY, JANUARY 5, 2023

7:00 P.M.

COMMUNITY CENTER – MEETING ROOM

The meeting was called to order at 7:21 P.M. with Chairman Chuck Kyle presiding.

MEMBERS PRESENT:

Chuck Kyle, Chairman
Matt Gilfillan, Vice Chairman
Dan Klaas, Secretary
Bill Fitzgerald, Board Member
Sue Walls, Board Member
Linda Diffendal, Board Member

STAFF/CONSULTANTS PRESENT:

Mike Wozniak, Community Planner
Andrew Hartwell, AICP, Assistant Township Manager
Shawn Wingrove, Township Engineer
Thomas McDermott., Esq., Township Solicitor
Debbie Midgley, Recording Secretary

MEMBERS ABSENT:

Fred Lutz, Board Member

STAFF/CONSULTANTS ABSENT:

None.

OTHERS PRESENT:

Chris Remley, CEC

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Kristen Weis, CEC

Anthony Giglio, Esq., West Allegheny School District Solicitor

Ken Fibbi, Director of Facilities and Operations, West Allegheny SD

Matt Nadeja, Precision Matthews

Andy Blaha, Sheffler & Co., Inc.

Steven Victor, Victor-Wetzel Assoc., Inc.

See attached for list of additional attendees.

REORGANIZATION:

Mr. Kyle asked for a nomination of Chairman for the Planning Commission for the year 2023.

A motion was made to nominate Mr. Chuck Kyle as Chairman for the year 2023, motion carried.

Mr. Kyle asked for a nomination of Vice Chairman for the Planning Commission for the year 2023.

A motion was made to nominate Mr. Matt Gilfillan as Vice Chairman for the year 2023, motion carried.

Mr. Kyle asked for a nomination of Secretary for the Planning Commission for the year 2023.

A motion was made to nominate Mr. Dan Klaas as Secretary for the year 2023, motion carried.

Mr. Kyle asked for a nomination of Recording Secretary for the Planning Commission for the year 2023.

A motion was made to nominate Ms. Debbie Midgley as Recording Secretary for the year 2023, motion carried.

NOTICE OF EXECUTIVE SESSION:

Mr. Kyle said prior to this meeting, the Board held an executive session to receive advice of the Solicitor.

ADMINISTRATIVE:

A motion was made by Mr. Matt Gilfillan, seconded by Mr. Bill Fitzgerald, to approve the minutes from the December 1, 2022 meeting. Motion carried.

REPORTS:

Community Development Report – November 1, 2022.

There were no comments.

PUBLIC COMMENT: (Any item not on the agenda)

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There were no comments.

OLD BUSINESS:

1. Application 2022-10-SP - Precision Matthews Machinery

An application for preliminary and final approval of a major land development plan on 2.42 acres of land located at 1060 Montour West Industrial Park in the I-1 Light Industrial Zoning District (Allegheny County Tax Parcel ID No.: 590-A-16).

Mr. Kyle asked if there is a representative present.

Mr. Matt Najeda owner of Precision Matthews Machinery and Mr. Andy Blaha from Sheffler and Co., Inc. were present.

Mr. Mike Wozniak stated the applicant received approval for several variances from the Zoning Hearing Board in November 2022. The applicant has been advised to provide an ADA ramp at the end of Darlene Drive.

Mr. Shawn Wingrove stated this is the second review by LSSE, and at this time all comments have been addressed.

Mr. Blaha gave an overview of the plan, which includes the construction of a 17,240 square foot building, additional parking, and a new stormwater management facility on site.

Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2022-10-SP – PRECISION MATTHEWS EXPANSION PLAN TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP REVIEW LETTER DATED JANUARY 4, 2023, AND LSSE’S REVIEW LETTERS DATED SEPTEMBER 23, 2022, AND DECEMBER 27, 2022.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS YES
LINDA DIFFENDAL YES**

The Board recessed at 7:31PM and reconvened at 7:33 PM.

2. Application 2022-8-SP - Pointe West Land Development

An application for preliminary approval of a major land development plan consisting of 90 single family dwellings on 42.7 acres of land located at the ends of Fairfield Lane and Dupont Drive in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID No. 585-N-10).

Mr. Kyle asked for comments from the Township.

Mr. Mike Wozniak made the following comments.

Mr. Wozniak stated the applicant requested two modifications, one has been withdrawn. The remaining modification request is to replace the required concrete curb and gutter with an 18” asphalt wedge curb. There has been a slight modification to plans for the phasing requirements and the reason for the first modification request being withdrawn.

Mr. Shawn Wingrove made the following comments.

Mr. Wingrove stated the Board has LSSE’s most recent review letter dated December 28, 2022. There are some clean up comments in regard to the traffic study, the comments to those were received yesterday and have not been thoroughly reviewed, but would not anticipate they would change the outcome of the project. The comment in regard to street lighting has been resolved. There are comments, primarily for finals of the stormwater plan, a preliminary stormwater report has been submitted.

Mr. Kyle asked if there is a representative present.

Mr. Steven Victor of Victor Wetzel Associates is present representing the applicant.

Mr. Victor stated he is here to make a brief presentation to demonstrate to the Board that the applicant is compliant with the code requirements and the location of the property to be developed.

Mr. Victor gave a power presentation and overview of the project.

The current plan is to develop 90 single family lots consistent with the current zoning of the property. Access to the site is from 2 existing streets, Dupont Drive, and Fairfield Lane which will be extended and connect to Dupont Drive. The connection is required per the Township’s Official Map. The short stub street, West Way will be constructed as per the Township’s Official Map for future connectivity to North Road.

There will be 3 phases, the first phase will have 44 single family lots representing 50% of the total number of lots, and will extend Dupont Drive and Fairfield Lane. The second and third phases will each have 23 single family lots, each representing 25% of the total number. The phasing is done due to the fact that 90 single family lots are too many to construct at one time. The interconnect

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between Dupont Drive and Fairfield Lane has a DEP regulated stream at that location, and a joint permit between the DEP and the Corps of Engineers for the stream crossing is necessary and could take anywhere from 18 to 24 months to acquire. The phasing time lines, and road connectivity was presented as planned. A bond will be issued to the Township for financial assurance of the road connectivity. There was an overview of landscaping, trees, traffic, and trip generation.

Mr. Victor stated the applicant is requesting one modification to not install the required concrete curbs, and to use asphalt curbs to coincide with the existing curbs in Pointe West.

Mr. Kyle asked if there were any questions or comments from the Board, hearing none he asked if there were any public questions or comments.

Mr. Mike Berquist- Dupont Drive. Comments on ordinances, collector streets, access, and construction traffic on Dupont Drive.

Mr. Mike Dixon- Noblestown Road. Comments and questions on stormwater, and water runoff into the creek and where the additional water runoff will go.

Mr. David Higie- Dupont Drive. Comments and concerns on size of plan, public safety, traffic concerns, and that the development is a disservice to the Preserves.

Mr. Rod Auston- Dupont Drive. Comments and concerns in regard to construction traffic, consider construction of access roads prior to construction.

Mr. Eugene Monti- Woodridge Drive. Comments on providing infrastructure first.

Mr. Mike Shullo- Woodridge Drive. Comments, not opposed to the development, wants developer to follow the rules, 2 exits prior to start of construction for traffic concerns. Questions the land surveys and concerns about water pressure. Contacted WACMA and they stated pressure would be better.

Mr. David Managaro- Dupont Drive. Concerned about traffic, not opposed to the development, access road before construction begins.

Mr. Chris Drummond- Dupont Drive. Comments on speeding, traffic and the maintenance of Gateway Drive, street connection prior to construction.

Ms. Pam Dalinis- Hill Place Drive. Concerned about hazardous conditions due to construction equipment, access road necessary first.

Ms. Marian Gagu- Holly Berry Circle. Concerns as others, traffic, and concern for Oakdale Borough.

Ms. Kelly DeVoogd- Dupont Drive. Comments on perhaps enforcing the proposed road to the adjacent 100 acre parcel next to these 43 acres. There is an access point on the maps of North Fayette to West Way, is there any way that can be acquired by eminent domain for use as a 3rd point of entry.

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Mr. Kyle said the primary concerns seem to be traffic related.

Mr. Victor said as to traffic concerns, it is correct that the developer's traffic engineer conducted the study, but that study has been reviewed by the township's engineer and found to be acceptable. The traffic will be increased, there is no doubt about that. Will it change the existing conditions, yes it will, would it be possible to have the interconnect and say on the plan it is unfortunate that in a much earlier phase that the interconnect was not constructed between Dupont Drive and Fairfield Lane. In hindsight the 2 cul-de-sacs should have been extended, that would have been a better design. The code requirements are being met, the township staff, the township engineer have reviewed it and stated so. The codes are being followed of the density, the number of units, and the standards that they have. The situation is difficult, the existing residents are opposed to the development, the applicant is following the law and the township's ordinances allow the development and the applicant would like to proceed to do so.

Mr. Victor said the applicant is here for preliminary plan approval, a recommendation of approval by the Board, and a note, that if granted the applicant will be seeking approval on a phase by phase basis.

Mr. Kyle asked Mr. Victor to clarify as to why the road won't be constructed until phase 3, and the guarantee the township is seeking for that road to be completed.

Mr. Victor said for the community the interconnect is important. The permitting process for any land development is a NPDES permit by the Allegheny County Conservation District in issuance of a DEP permit for each district, that permit can be acquired to begin grading, but that grading doesn't permit going over top of the stream that runs through the middle of the site, between the two phase 1 areas, and where phase 3 would eventually have its crossing. That is the joint permit, and by its nature being both a DEP and Corps of Engineers permit, that takes some time. The Township will know that is being processed because when the NPDES permit is filed for, the joint permit will be requested as well. The Township staff has requested that in phase 2, the bonding be in place for phase 3 for financial assurances.

Mr. Kyle said the financial assurance of the bond will make sure the road is complete.

Mr. Kyle asked what is suggested to address speeding, and running the stop signs.

Mr. Wozniak said there are several traffic calming devices in the PPIC that can be looked into. As for speeding and parking issues, that should be addressed with the police department.

There was a brief discussion on the traffic concerns.

Mr. Dixon asked where is the additional water going.

Mr. Victor (referring to the power point) gave an overview of the stormwater management regulations that are currently in affect, and explained that the earlier stormwater management plans when Pointe West was originally developed were not as effective.

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There was a discussion about the concerns for the stormwater management plan for this development.

Mr. Kyle stated at this time the public comments in regard to this application are closed.

Mr. Kyle made some additional comments.

Mr. Kyle addressed the concerns and questions discussed by the residents, the right to develop the property, and that the master plan for the development has always been to make the connection.

Mr. Kyle asked for a motion on the modification request.

A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO REJECT THE MODIFICATION REQUEST TO REQUIRE CONCRETE CURBS AND GUTTERS INSTALLED PER TOWNSHIP CONSTRUCTION STANDARDS (§22-308.G), TO THE BOARD OF SUPERVISORS.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS ABSTAIN
LINDA DIFFENDAL YES**

Mr. McDermott stated that in an abundance of caution, and the fact that Ms. Walls lives in such close proximity to the development felt there may be a conflict in voting. The solicitor's office reviewed the legal matter and found that neither Ms. Walls nor any other member of the Planning Commission that happen to live in Pointe West have any legal conflict that prohibits them from voting on this matter. With that being said Ms. Walls has chosen to abstain to avoid any appearance of bias.

Mr. Kyle asked for a motion on the application.

A MOTION WAS MADE BY Mr. MATT GILFILLAN, SECONDED BY Mr. BILL FITZGERALD, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2022-9-SP-POINTE WEST EXPANSION TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP'S REVIEW LETTER DATED JANUARY 4, 2023, AND LSSE'S REVIEW LETTERS DATED AUGUST 26, 2022, OCTOBER 26, 2022, AND DECEMBER 28, 2022.

ROLL CALL:

CHUCK KYLE YES

BILL FITZGERALD YES
MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS ABSTAIN
LINDA DIFFENDAL YES

3. Application 2022-14-SP- West Allegheny Middle School Addition & Renovation Plan

An application for preliminary approval of a major land development plan on 70.57 acres of land located at 207 West Allegheny Road in the CE Civic and Education Zoning District (Allegheny County Parcel ID No. 800-S-3).

4. Application 2022-15-CU – West Allegheny Middle School- School Conditional Use

An application for Conditional Use approval of a school at 207 West Allegheny Road in the CE Civic and Education Zoning District (Allegheny County Parcel ID No. 800-S-3).

Mr. Kyle asked if there is a representative present.

Mr. Chris Remley and Kristen Weis from CEC were present representing the applicant, along with Mr. Ken Fibbi, Director of Facilities and Operations, West Allegheny SD, and Mr. Anthony Giglio, Solicitor, West Allegheny SD.

Mr. Wozniak stated the applicant provided the Phase 1 Environmental Assessment Report and is therefore withdrawing the request for a waiver of that study.

Mr. Wingrove stated LSSE’s latest review letter addressed comments in regard to tree planting, pedestrian access, plan presentation, the final traffic study being submitted, and the stormwater maintenance agreement.

Mr. Remley gave a power point presentation of the project, and answered questions from the Board. He also stated the proposed sidewalk has been modified to be an eight foot wide trail for pedestrian access.

There was a brief discussion in regard to the modification request for the secondary access road.

Mr. Kyle asked if there were any questions or comments, hearing none he asked for a motion on the modification request.

A MOTION WAS MADE BY Ms. LINDA DIFFENDAL, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF THE MODIFICATION REQUEST TO DELAY CONSTRUCTION OF THE SECONDARY ACCESS ROAD FOR A PERIOD NOT

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TO EXCEED 5 YEARS, CONTINGENT UPON THE POSTING OF A BOND FOR THE COST OF THE SECONDARY ACCESS ROAD AND THE APPLICANT MEETING CERTAIN STEPS, AGREED UPON BETWEEN THE APPLICANT, AND THE TOWNSHIP SOLICITOR, TO ENSURE THE TIMELY APPLICATION FOR CONSTRUCTION AND COMPLETION OF THE REQUIRED SECONDARY ACCESS ROAD.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS YES
LINDA DIFFENDAL YES**

Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion on Application 2022-14-SP and Application 2022-15-CU.

A MOTION WAS MADE BY Mr. MATT GILFILLAN, SECONDED BY Mr. BILL FITZGERALD, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2022-14-SP, WEST ALLEGHENY MIDDLE SCHOOL ADDITION & RENOVATION PLAN, AND APPLICATION 2022-15-CU, WEST ALLEGHENY MIDDLE SCHOOL- CONDITIONAL USE, TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED JANUARY 4, 2023 AND LSSE’S REVIEW LETTERS DATED OCTOBER 28, 2022, NOVEMBER 29, 2022, AND DECEMBER 30, 2022.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS YES
LINDA DIFFENDAL YES**

NEW BUSINESS:

1. Application 2023-01-OR – Oakdale Properties Zoning Change

An application to amend the Official Zoning Map (§27-301) to change the zoning classification of a portion of the property located at 1 Prion Drive, Oakdale, PA, 15071 (Allegheny County Tax ID No.: 493-N-2) from the “I-1 Light Industrial” Zoning District Designation to the “R-2 Suburban Residential” Zoning District Designation.

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Mr. Kyle asked if there is a representative present.

Mr. Steven Victor from Victor Wetzel Associates is present representing the applicant.

Mr. Wozniak stated this is to amend the Official Zoning Map to have a portion of the parcel rezoned to R-2, Suburban Residential.

Mr. Wingrove clarifying that some of the information is redundant, but will be submitted with the presumed SALDO application that is coming. For the sake of rezoning there are no comments.

Mr. Victor gave a power point presentation of the proposed development. The existing parcel is currently zoned I-1. The applicant would like to rezone 20 acres of the existing parcel from I-1 Light Industrial, to R-2 Suburban Residential to coincide with the adjoining parcel currently zoned R-2. The proposed development is expected to have 115 single family homes constructed.

Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Ms. LINDA DIFFENDAL, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-01-OR – OAKDALE PROPERTIES ZONING CHANGE TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED JANUARY 4, 2023, AND LSSE’S REVIEW LETTER DATED JANUARY 4, 2023.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS YES
LINDA DIFFENDAL YES**

GENERAL DISCUSSION:

There was no general discussion.

ADJOURNMENT:

A MOTION WAS MADE BY Mr. DAN KLAAS, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO ADJOURN THE MEETING AT 9:03 P.M.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES**

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MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS YES
LINDA DIFFENDAL YES

Respectfully submitted,

Debbie Midgley
Planning Commission Recording Secretary

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Date: _____

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	<u>NAME</u>	<u>ADDRESS or COMPANY NAME</u>
1.	Anthony Giglio	Counsel for West Allegheny School District
2.	Chris Remley	CEC
3.	Kristen Weis	CEC
4.	Bob Dalinis	
5.	Betty RimbeY / Don RimbeY	³¹³ 312 Dupont Dr
6.	Judi + Mike Radley	312 Dupont Dr.
7.	Craig Delaney	Sturgeon UFD
8.	Michael Shullo	Woodridge
9.	Evonne Marti	102 Woodridge Dr
10.	Matt Nadojs	Quality Machine Tools LLC
11.	Sam Dalinis (Dalinis)	131 Hill Place Dr.
12.	Rod Austin	304 Dupont Dr.
13.	Mary + Dave Mangano	325 Dupont Drive
14.	KEO FIBBI	WASD .

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	<u>NAME</u>	<u>ADDRESS or COMPANY NAME</u>
1.	Tom Coni.	320 Dupont DR
2.	MIKE BEKQUIST	322 DUPONT DRIVE
3.	GIG MURPHY HIGIE	326 DUPONT DR
4.	Jeanne Paults	316 Dupont
5.	Diane Cox	125 DuPont Dr.
6.	Roger Cox	125 DuPont Dr.
7.	Jim & Rose Ann Cochran	315 Dupont
8.	David Higie	326 Dupont
9.	Kelly DeVoogd	115 Dupont Dr
10.	Andy Blaha	Sheffler & Co, Inc.
11.	MARIAN GAER	100 HOLLYBERRY CIR.
12.	Chris Drummond	303 Dupont Dr
13.	MICHAEL DIXON + TAMMY KLINK	7404 NOBLESTOWN RD.
14.	Charles + Frances Metcalf	307 Dupont Dr

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NAME

ADDRESS or COMPANY NAME

1. CHERYL ARANOWSKA 302 DUPONT DR MCDONALD
2. STEVEN VICTOR VWA
3. _____
4. _____
5. _____
6. _____
7. _____
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9. _____
10. _____
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14. _____