



**PLANNING COMMISSION
MEETING MINUTES**

**THURSDAY, APRIL 6, 2023
7:00 P.M.**

The meeting was called to order at 7:06 P.M. with Chairman Chuck Kyle presiding.

MEMBERS PRESENT:

Chuck Kyle, Chairman
Matt Gilfillan, Vice Chairman
Fred Lutz, Board Member
Sue Walls, Board Member
Linda Diffendal, Board Member

STAFF/CONSULTANTS PRESENT:

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

MEMBERS ABSENT:

Bill Fitzgerald, Board Member
Dan Klaas, Secretary

STAFF/CONSULTANTS ABSENT:

None.

OTHERS PRESENT:

Dave Myers, Thornson Baker Engineers
Kim Hummel, Avon Design Group
Christine Stinson, Baker Young
Matt Brodman, Baker Young

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Michael Leddy, Parkway West CTC
Alyssa Rouser, CJL Engineering
John Galbo, HHSDR Architects-Engineers

ADMINISTRATIVE:

A motion was made by Mr. Matt Gilfillan, seconded by Ms. Linda Diffendal, to approve the minutes from the March 2, 2023 meeting. Motion carried.

REPORTS:

Community Development Report – February 2023.

There were no comments.

PUBLIC COMMENT: (Any item not on the agenda)

There were no comments.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

1. Application 2024-04-SP – Hankey Farms Park Project

An application for preliminary and final approval of a land development (major land development) on 4 acres of land located at 7521 Steubenville Pike, Oakdale, PA 15071, in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID No. 589-D-65).

Mr. Kyle asked if a representative was present.

Mr. Andrew Hartwell, Assistant Township Manager, was present.

Mr. Hartwell gave an overview of the park plan with a power point presentation. There will be street trees, split rail fence, and pedestrian lighting. Along with a playground area with surface mulch, and the use of the existing pavilion which will be renovated. A building for restrooms will be constructed at a later date, until then portable unit(s) will be used.

Mr. Wingrove made the following comments.

Mr. Wingrove stated that LSSE prepared the plans.

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

A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Ms. SUE WALLS , AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-04-SP- HANKEY FARMS PARK PROJECT TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED APRIL 3, 2023.

ROLL CALL:

CHUCK KYLE	YES
FRED LUTZ	YES
MATT GILFILLAN	YES
SUE WALLS	YES
LINDA DIFFENDAL	YES

2. Application 2023-5-SU – Glas Plan of Lots

An application for preliminary and final approval of a land development (simple subdivision) on 3.603 acres of land located at 522 Gamble Road, Oakdale, PA, 15071, in the CE Civic and Education Zoning District (Allegheny County Parcel ID Nos. 409-A-5, 409-A-6, and an unassessed parcel).

Mr. Kyle asked if a representative was present.

There was not a representative present.

Mr. Wozniak made the following comments.

Mr. Wozniak said the original parcel was incorrectly identified by the county, and it has since been corrected.

Mr. Wingrove made the following comments.

Mr. Wingrove said additional right-of-way is to be dedicated providing the required fifty feet of right-of-way width along the front of the property in accordance with the Township Construction Standards.

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

A MOTION WAS MADE BY Mr. MATT GILFILLAN, SECONDED BY Ms. SUE WALLS, AND CARRIED, TO RECOMMEND APPROVAL OF APPLICATION 2023-05-SU- GLAS PLAN OF LOTS TO THE BOARD OF SUPERVISORS, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED MARCH 31, 2023 AND LSSE’S REVIEW LETTER DATED MARCH 21, 2023.

ROLL CALL:

CHUCK KYLE	YES
FRED LUTZ	YES
MATT GILFILLAN	YES
SUE WALLS	YES
LINDA DIFFENDAL	YES

PRESENTATIONS:

1. Ferguson Enterprises Detached Shed Addition

Representatives from Ferguson Enterprises gave a power point presentation of the proposed Ferguson Enterprises detached shed addition. There was a discussion in regard to setback, buffer yard, and possible lot line relocation.

2. Parkway West CTC Masonry Building

Representatives from Parkway West CTC gave a power point presentation with a summary of the project to construct a masonry building on the campus. The stormwater plan was presented and discussed. There was a discussion in regard to applying for modifications to not construct an internal sidewalk, sidewalk connection for public access, street trees, lighting, and what fee would be charged in lieu of providing those items.

GENERAL DISCUSSION:

There was no general discussion.

ADJOURNMENT:

A MOTION WAS MADE BY Mr. FRED LUTZ, SECONDED BY Ms. LINDA DIFFENDAL, AND CARRIED, TO ADJOURN THE MEETING AT 7:50 P.M.

ROLL CALL:

CHUCK KYLE	YES
FRED LUTZ	YES
MATT GILFILLAN	YES
SUE WALLS	YES
LINDA DIFFENDAL	YES

Respectfully submitted,

Debbie Midgley
Planning Commission Recording Secretary

