

1. Roll Call

Commissioners Present:	Jeff Mills, Dave Wylie, Rocco Magrino, Aaron Smith, Daniel Germain, Ted Kartofilis, Conrad Tselepis
Planning Director:	Mr. Zuk
Assistant Planner:	Mrs. Moldovan
Gateway Engineers:	Stacey Graf
Traffic Planning & Design:	Mike Mudry

2. Approval of Minutes –

The minutes were approved as submitted.

3. Reports and Correspondence: None

4. Plats/Site Plans filed for Review: None

5. Approval of Agenda

6. Audience Comments:

John Dominick a resident of Fairway Drive told Planning Commission that there are two (2) dead trees on the Rolling Hills Country Club property that need to be taken down but can only be accessed through his property due to the density of the woods. He has given permission to access the trees from his property but wants assurances that whoever purchases Rolling Hills will have to provide access to that portion of the property for maintenance and not go through his property. Ed Zuk told him that whoever purchases the property will have to provide access to that area of the property. Another resident expressed concern about storm water management issues. Planning Commission advised those issues will be addressed in the future whenever the property is developed.

7. Old Business: None

8. New Business:

a. Final Plan – DiAngelo Plan Revision No. 1 ~ Justabout Road

Matthew DiAngelo, owner of three (3) lots in the DiAngelo Plan recorded and approved by Peters Township in 2015 is seeking Township approval to revise the plan. The revised DiAngelo Plan re-subdivides Lot 3 to satisfy Peters Township Sanitary Authority requirements.

The Authority, as part of their approval of a sewer connection permit, required the brick house and garage be a part of the same lot. The permit issued allowed the connection of both structures on a common line to the public sanitary system in place along Justabout Road.

Planning Staff Recommendation:

Planning Staff recommends the DiAngelo Plan Revision 1 Final Plan be approved subject to the following Conditions:

1. Washington County Planning Commission review
2. The reference to proposed sanitary easement on Lot 2 to be changed to existing sanitary sewer easement.

David Wylie made a motion Planning Commission recommend Council approve the DiAngelo Plan Revision No. 1 Final Plan subject to compliance with the two (2) Conditions. Seconded by Aaron Smith. Approved 5 – 0.

b. Final Plan – Venetia Pointe Revised 2016 ~ Settlers Court

Martik Properties LLP owner, developer and builder of the Venetia Pointe Project are seeking Township approval to revise the recorded plan. The Venetia Pointe Plan was originally approved in 2007. The approved Site Plan allows for a total of thirty three (33) townhomes to be constructed on Anderson Station and Settlers Court. Currently, fourteen (14) of the thirty three (33) units are built.

The Venetia Pointe Revised 2016 Final Plan creates five (5) .064 acre lots for the five (5) townhomes recently completed on Parcel B along the north side of Settlers Court. The existing nine (9) townhouse units built on Anderson Station sit on similar size lots.

Planning Commission Recommendation:

Planning Staff recommends the Venetia Pointe Revised 2016 Final Plan be approved subject to the following Conditions:

1. Washington County Planning Commission review.
2. The Lot numbers 20 – 24 be added to Drawing No. RP-02

Aaron Smith made a motion Planning Commission recommend Council approve the Venetia Pointe Revised 2016 Final Plan subject to compliance with two (2) Conditions. Seconded by Rocco Magrino. Approved 5 – 0.

c. Revised Site Plan – Pizza Al's ~ 3508 Washington Road

Peters RE LLC is seeking Site Plan approval from the Planning Commission to convert the former Beal's Motel into a 2,062 S/F office/retail building with added parking at 3508 Washington Road. Located at the front of the site is Pizza Al's Restaurant with a single family home directly behind it.

Site Access/Parking:

A Variance was granted on February 16, 2016 on 2-way aisle width. The single family home behind Al's Pizza, the single family home to the rear of the site (3510 Washington Road), and

the proposed office/retail building are accessed via a single lane drive which is 8.71' wide at the front corner of Pizza Al's. The lane widens after the building to 15'. TPD, the Township's Traffic Engineer, proposed that cars travelling from the upper parking lot to exit the site have a stop bar to look for traffic coming from the Pizza Al's parking lot in order to prevent traffic from backing up onto Route 19. A yield sign will be installed near the front left corner of Pizza Al's building to notify people to yield if traffic is exiting. TPD placed a limit on the uses conducive to this restrictive driveway/easement and this is proposed as condition # 4. The 15' right of way that is used as a driveway to 3510 Washington Road will be preserved and should be labeled on the plan.

Parking is met for the site with a total of 8 spaces required, and 15 spaces are provided. Eight (10 X 20') spaces are located in the front of the building, and a total of seven spaces will be located on the northern side of the building, and this area according to the Applicants can serve as a loading area if needed and turnaround for emergency vehicles.

Storm Water Management (SWM):

To manage runoff from the additional parking and existing paved area, a subsurface 42" pipe (detention pipe) and storm inlets are being installed. The new storm sewers convey run-off to an existing inlet in the front parking lot of Pizza Al's.

Lighting/Landscape Plans:

The rear buffer area (Buffer Area A) is 25'. This needs to be shown on the plan with the required landscaping located behind the proposed parking lot. The existing trees and vegetation behind the motel can be used if kept in place.

Building Elevations:

The building is a single story flat roof masonry structure, and the plan by R & R Holdings is to add architectural features to upgrade the structure for one or two tenant spaces. They will not be enlarging the building footprint.

Planning Staff Recommendation:

This new building would be an improvement to the current building as it has stood vacant for many years. Planning Staff recommends the R & R Holdings Site Plan be approved subject to the following conditions:

1. The Developer/owners sign a Site Plan Improvement Agreement and Storm Water Maintenance Agreement prior to site work or building permit approval.
2. If exterior lighting is planned, details of the proposed lighting must be submitted for approval.
3. Access to 3510 Washington Road shall remain open during construction.

4. Acceptable uses for the proposed building: group living facility, animal kennel, business services, hotel/motel, office (general, medical, warehouse), veterinary services, specialty retail, personal services, and studio/academy. The maximum number of total PM peak hour trips shall not exceed 30 based on total occupancy of the building.
5. The lot size in the Property Information and Minimum Gross Lot size in the Zoning Legend are conflicting, and shall be reviewed.
6. The comments by Gateway Engineers must be addressed prior to site work beginning.
7. No signs are approved as part of this plan.
8. All rooftop mechanical equipment must be screened from view.
9. All requirements of the Peters Township Sanitary Authority must be met.
10. The building shall have a fire suppression system, and the location of the water line and water meter pit shall be shown on the plans.
11. An approved monitored smoke and fire detection system shall be installed and shown on building plans.
12. The owners and the site General Contractor must participate in a pre-construction meeting with Township Staff prior to site work being authorized.
13. A note to verify that all ADA requirements are being met must be on the plan including building accessibility and parking lot/stall design.
14. The dumpster enclosure shall meet the requirements of the Peters Township Zoning Ordinance.
15. Add Buffer area A to the plan along the rear property line.
16. A truck turning movement plan for garbage trucks and fire trucks shall be submitted to verify the vehicles will be able to service the site.
17. If required, the Traffic Impact Fee be paid prior to issuance of a building permit.
18. The gas line servicing the property (3510 Old Washington Road) to the rear be shown on the Site Plan, and be relocated if necessary.
19. The first two spaces on the new parking lot be eliminated and marked as a fire lane for fire equipment turnaround.
20. All requirements of the Peters Township Fire Department be met- 2 options for fire hydrant location were provided.
21. Fire Department connection be within 100' of the fire hydrant.

Rocco Magrino made a motion Planning Commission approve the Pizza Al's Revised Site Plan subject to compliance with twenty one (21) Conditions, eighteen (18) in Planning Staff's memo and three (3) additional regarding fire lanes and hydrants. Seconded by David Wylie. Approved 5 – 0.

d. Site Plan – Primrose School ~ 164 Waterdam Road

Primrose School has an agreement to purchase, and is seeking site plan approval to develop the property owned by Kamwood Realty at 164 Waterdam Road as a child care center. This 2 acre property is located at the corner of Waterdam Road and Galley Road, and is currently vacant.

The building sizes would be 3,418 S/F and 9,037 S/F joined by a 5' breezeway. It would service up to 188 children per day in the range of infants through school-aged children. The property is zoned C-4 Transitional Commercial, and a daycare facility is a permitted use in that district.

Site Access/Parking:

The proposed buildings will be situated facing Waterdam Road with parking in the front and also extending onto the Galley Road side. A large outdoor play area is located on the western façade, and along the rear of the building. The school will have full access off of Waterdam Road directly across from Old Waterdam Road, and an HOP will be required. A second full access drive will be located on Galley Road. A second HOP will be needed due to this development triggering a signal at the intersection of Galley and Waterdam Roads. Primrose School was granted a Variance (Appeal #940-2015) on number of parking spaces. According to the ZHB Decision, 50 spaces are required, and 50 (10' X 20') spaces are being proposed.

Storm Water Management (SWM):

To manage run-off from the site (buildings/parking lot), the proposed storm water management system is a dry (detention) pond with a jellyfish water quality unit installed on the pond discharge. The system is designed to attenuate the one year through 100 year storm events. Run-off is collected and conveyed to the storm water management facility located at the rear of the site.

Lighting/Landscape Plans:

A total of three (3) parking lot lights are proposed, and none on the exterior of the building. Height of the poles should be stated on the lighting plan with a maximum of 25'. The Peters Township Zoning Ordinance Section 909 requires the light be directed downward and shielded. All of the lights are shielded to direct the light onto the site.

The 10' front buffer area (Buffer Area C) bordering Waterdam Road and Galley Road should be labeled on the site plan. All storm, sanitary and utility easements and building setbacks should also be labeled. Adequate street trees as well as high and low ground cover plants are being proposed in the buffer areas.

Building Elevations:

The building material is a mix of brick and stone with a pitched roof on all four building elevations. This is a one-story building with numerous doors for the classrooms. The exterior color scheme is earth tone colors. The building meets the design criteria for buildings in the C-4 Zoning District.

Planning Staff Recommendation:

This new building would be an asset to the area, and would look residential in character. Planning Staff recommends the Primrose School Site Plan be approved subject to the following conditions:

1. The Developer/owners sign a Site Plan Improvement Agreement, Signal Agreement, and Storm Water Maintenance Agreement prior to site work or building permit approval.
2. The Township reserves the right to require lighting adjustments after the lights are installed and in operation.
3. PA DOT HOP is required prior to site work occurring.
4. The maximum retaining wall height shall be 6'.
5. Any additional comments by Gateway Engineers must be addressed.
6. No signs are approved as part of this plan.
7. Traffic Impact Fee shall be paid prior to building permit final approval.
8. All mechanical equipment must be screened from view.
9. All requirements of the Peters Township Sanitary Authority must be met prior to issuance of building permit.
10. Washington County Conservation District approve the revised Erosion & Sedimentation Control Plan prior to any site work occurring.
11. Retaining wall and materials shall match and complement the style of the buildings.
12. The freestanding sign shall be a monument style sign.
13. A fire suppression system is required.
14. The monitored smoke and fire detection system shall be shown on the building plans.
15. The owners and the site General Contractor must participate in a pre-construction meeting with Township Staff prior to site work being authorized.
16. A note to verify that all ADA requirements are being met must be on the plan including building accessibility and parking lot/stall design.
17. Label all required buffer areas, and building setbacks on the site plan.
18. The site plan shall show/label future interconnection with the property to the north.
19. A truck turning radius plan shall be submitted to show emergency vehicle access to the building.
20. Alternate large scale school events by age group to mitigate parking and traffic problems.
21. Correct the site data sheet with building heights 45' not 50'.
22. All storm water, sanitary and utility easements be clearly shown on the site plan.
23. One (1) handicap parking sign must be noted as van accessible.
24. Reference to the Zoning Hearing Board approval Appeal #940-2015 be included on site data sheet.
25. All requirements of the Peters Township Fire Department be met and a fire hydrant meeting PTFD requirements be located within 100' of fire department connection (Siamese), and this shall be shown on the Site Plan.

Sheet 7 of 15 (Lighting Plan) includes the required four (4) decorative 12' high lights along E. McMurray Road between the building and sidewalk. Eleven (11) 22' high shielded light poles provide the necessary lighting in the rear parking lot.

Storm Water Management:

To manage run-off from the building drains and parking area a sub-surface SWM detention system will be installed in the rear of the site. All run-off will be collected and conveyed to the detention facility. The facility is designed to allow run-off to infiltrate (ground water recharge) and build-up during heavy storm events. The discharge from the detention facility connects to a storm sewer system that runs through the McMurray Towne Centre parking area that discharges to storm sewers in place along Valley Brook Road. Gateway Engineers has reviewed and approved the Storm Water Management Plan.

Building Elevations:

The Federal style building is a three bay two story (32 feet) building. It has a red/brown brick façade with a belt course of two rows of brick oriented vertically topped by a stone belt course and a second stone belt course which runs along the rear, left and part of the front elevations at the base of the first floor windows and intersects with the front entrance doorway. This gives the structure a horizontal massing and offsets the verticality of the windows.

The corners of the building/bays have brick pilasters on the first story with brick quoins on the second story. A stone and brick cornice adds architectural detail and a gable roof clad in asphalt shingles completes the structure. The windows are arranged over each other on each floor level giving an order of symmetry to the structure. The windows at the basement and first floor levels and the main entrance are clad in stone and the lintels of each window as well as the entrance are pierced with a keystone at their center. The front and rear entrance way is framed in double rows of glass sashes that extend to the top of the glass transom above the door. A port-cochere covers the main entrance located at the rear elevation of the building.

The proposed building design meets the requirements for new buildings in the McMurray Town Centre Zoning District.

Planning Commission Recommendation:

Planning Staff recommends the Kang Medical Office Site Plan be approved subject to compliance with the following Conditions:

1. PADOT District 12 approve the required Highway Occupancy Permit prior to issuance of a building permit or any site work commencing.
2. Washington County Conservation District approve the required Erosion & Sedimentation Control Plan prior to issuance of a building permit or site work commencing.

3. All requirements of the Peters Township Sanitary Authority be met prior to issuance of a building permit or site work commencing.
4. The owners execute Site Plan Improvement and Storm Water Management Maintenance Agreements prior to site work commencing.
5. All mechanical equipment be screened from view.
6. The monument style sign be shown on the Site Plan.
7. The building must be constructed with a fire suppression system meeting the requirements of the Peters Township Fire Department.
8. The Site Plan show a future parking lot interconnection to the Peters Township School District property.
9. The Site Plan include replacement of the sidewalk along E. McMurray Road with a five (5) foot wide sidewalk.
10. All parking area lights be shielded and directed downward on the site. Peters Township reserves the right to require light adjustments.
11. The required Traffic Impact Fee (TIF) be paid prior to Peters Township issuing the building permit.
12. Prior to any work beginning, the owners and site contractor participate in a pre-construction meeting with Peters Township Staff.

Daniel Germain made a motion Planning Commission approve the Kang Medical Office Site Plan subject to compliance with twelve (12) Conditions. Seconded by Aaron Smith. Approved 5 – 0.

9. Planning Portion

- **Miscellaneous Issues brought up by Commission or Staff**