

1. Roll Call

Commissioners Present: Jeff Mills, David Wylie, Rocco Magrino, Aaron Smith, Ted Kartofilis, Conrad Tselepis
Commissioners Absent: Daniel Germain
Planning Director: Mr. Zuk
Assistant Planner: Mrs. Moldovan
Gateway Engineers: Thomas Helmkamp

2. Approval of Minutes –

The minutes were approved as submitted.

3. Reports and Correspondence:

a. Department of Housing & Urban Development - Fair Housing Act 11/10/2016

4. Plats/Site Plans filed for Review: None

5. Approval of Agenda

6. Audience Comments: None

7. Old Business: None

8. New Business:

a. Final Plan – Anthony Farms Phase 3 Revised ~ Wellington Circle

Peters Township Land Company owner and developer of the Anthony Farms Plan of Lots is seeking Township Final Plan approval for Anthony Farms Phase 3 Revised.

The Anthony Farms Phase 3 Revised Plan simply adjusts the previously recorded storm and sanitary sewer easements in the rear of Lots 304 & 305, through the storm water management pond area plus across Parcel 400-RRR. The revised easement locations are centered over the **as-built** storm and sanitary sewer lines.

Planning Staff Recommendation:

Planning Staff recommends the Anthony Farms Phase 3 Revised Final Plan be approved.

David Wylie made a motion Planning Commission recommend Council approve the Anthony Farms Phase 3 Revised Plan. Seconded by Aaron Smith. Approved 5 - 0.

b. Final Plan - Tuscany Amended ~ Villa Drive

Investors Mark Acquisitions, LLC owner and developer of the Tuscany Plan of Lots is seeking Township approval of the Tuscany Amended Final Plan. The approved Tuscany Plan is a single

family residential development composed of 18 lots on 51.3 acres. The Amended Plan re-subdivides Lots 3 and 13, creating two (2) additional lots.

Lot 3 is currently 7.39 acres, the Amended Plan splits Lot 3 into two (2) lots - Lot 3R - 2.176 acres and Lot 3-1 - 5.211 acres. Both lots have frontage on Justabout Road but will share access to Villa Drive with Lot 4 via a 25' access easement. Lot 13 is currently 5.521 acres with 600 plus feet of frontage on Villa Drive. The Amended Plan splits Lot 13 into two (2) lots; Lot 13R - 2.775 acres and Lot 13-1 - 2.745 acres. Lot 13R will have individual driveway access to Villa Drive or Victor Street (corner lot). Lot 13-1 will have direct driveway access to Villa Drive.

To provide sanitary sewer service to Lot 13-1 a public sanitary sewer extension is required. The Tuscany Amended Plan includes the necessary 25' sanitary sewer easement across Lot 13R. The Township and the Peters Township Sanitary Authority have the sanitary sewer construction drawings. DEP Sewage Facility Planning Module approval is required for the two (2) new lots.

Planning Staff Recommendation:

Planning Staff recommends the Tuscany Amended Final Plan be approved subject to the following Conditions:

1. Washington County Planning Commission review.
2. All requirements of the Peters Township Sanitary Authority be met prior to Peters Township releasing the Final Plan for recording.
3. DEP approve the required Sewage Facility Planning Module prior to Peters Township releasing the Final Plan for recording.
4. The following lot addresses be added to the Plan:
 - a. Lot 3-1 504A Villa Drive
 - b. Lot 13-1 509A Villa Drive
5. Prior to Peters Township releasing the Tuscany Amended Final Plan for recording the public improvements (storm sewers/streets) be accepted in the Tuscany Plan of Lots.

Rocco Magrino made a motion Planning Commission recommend Council approve the Tuscany Amended Final Plan subject to compliance with five (5) Conditions. Approved 5 - 0.

**c. Final Site Plan/LDP - Sherwood Pond (Crossings 7) Patio Home Development ~
Maid Marion Lane**

Eddy Land Co. owners of a 15.761 acre parcel Zoned R-2 Multi-Family Residential at the end of Maid Marion Lane are requesting Township Final Land Development (LDP) and Site Plan approval for the Sherwood Pond Patio Home Project.

The proposed Sherwood Pond Project is a 54 Unit Patio Home, multi-family development. Council on June 8, 2015 and December 14, 2015 granted Eddy Land Co. Conditional Use approval (Decisions attached) subject to compliance with 17 Conditions. The December 14, 2015 Decision clarified Condition #6 which deals with the roadway connection to the Peters Township School District (PTSD) property to the East.

Plan Summary:

The LDP (Drawing No.'s RP-1 & RP-2) is required and creates the 54 individual lots, the public road right-of-ways (ROW) and easements, the open space and storm water management parcels plus establishes the 25' perimeter buffer setback. The total Plan area breakdown is:

Lot Area:	9.23 Acres
ROW:	1.91 Acres
SWM Parcel:	1.25 Acres
Open Space:	3.28 Acres

The Development is designed with public streets inside of 33' wide ROW's; including the roadway connection to the PTSD property. Eddy Land Co. is required to construct the roadway to the PTSD property line. The school district will eventually gate and extend the street. To slow traffic entering and exiting, a raised crosswalk and landscaped median is incorporated at the entrance.

The planned 54 units on 15.761 acres Zoned R-2 Multi-Family is well under the Zoning District allowed density (7DU/acre). All units will be constructed a minimum 15' apart. The side yard setback on each lot is 7' 5" minimum.

A storm water management detention pond having a permanent pool will be created by re-constructing the existing facility into which the property currently drains. The report prepared and submitted provides for water quality in accordance with DEP requirements. In addition, the SWM report included a downstream hydrologic study analyzing three (3) points downstream indicating post development conditions will result in decreases in peak run-off rates at each of the three downstream study points.

The Landscape Plan (Drawing No. LP-1) shows the 25' wide Type "B" buffer plantings. No disturbance (earthwork) is occurring in the buffer except for constructing the walking trail connection on the northwest and adjacent to Lot 111 on Maid Marion for the SWM pond construction. The Plan is to maintain the existing vegetation in the 25' buffer. Where necessary the buffer will be enhanced with a combination of evergreens and deciduous trees to screen adjoining residential neighborhoods.

Overall the Sherwood Pond Development addresses all the Conditional Use Decision Conditions and meets Township Zoning and Subdivision Ordinance regulations.

Planning Staff Recommendation:

Planning Staff recommends the Sherwood Pond LDP and Site Plan drawings be approved subject to the following Conditions:

1. The owner/developer sign an Excess Maintenance, Subdivision Improvement and Storm Water Maintenance Agreements.
2. All public improvements plus private improvements be financially guaranteed.
3. All requirements of the Peters Township Sanitary Authority be complete prior to the Township releasing the Plan for recording.

4. DEP Planning Module approval be complete prior to the Township releasing the Plan for recording.
5. Gateway Engineers approval of the Storm Water Management Plan, Construction Plan and Public/Private Improvements cost estimate be complete prior to Council considering the Final Plan for approval.
6. Washington County Conservation District approval be completed prior to the Township releasing the Plan for recording.
7. The Homeowners Association documents address the Township solicitor review prior to Council final approval.
8. The Sherwood Pond Plan name be included on the Plan - remove Crossings 7.
9. The following Tax I.D. No. be included on the LDP - 540-010-29-00-0021-00.
10. The street name be changed to Maid Marion Lane - **not** Circle.
11. The Final Plan include the Township assigned addresses prior to the Township releasing the Plan for recording.
12. The LDP Plan clearly indicate the Open Space parcels and Storm Water Management as private to be owned and maintained by the Sherwood Pond HOA.
13. The LDP and Site Plan drawings include a name for the street connection to the school district property.
14. The LDP include 25' front setback lines on Lots 23 & 24 along the public street to the PTSD property.
15. The LDP include easements for both sanitary and storm sewer lines.
16. The LDP Plan include the ROW width for the street connection to the PTSD property.
17. The Site Plan drawings clearly show the paving extending to the PTSD property line.
18. The Site Plan drawings include pavement markings to delineate traffic flow in the area of the landscaped median.
19. The Site Plan drawings include storm sewer lateral connections to units/Lots 13 and 23.
20. The storm sewer system be designed with access points to facilitate maintenance.
21. Include on the Site Plan drawings street grades.
22. The two (2) guest parking areas be constructed and paved as part of initial paving of Maid Marion Lane.
23. Final utility designs need to be completed and approved by Peters Township and the utility companies prior to Peters Township Council considering the Plan for final approval.
24. All utility crossings proposed in the roadway need to be installed prior to the Township authorizing paving to begin.
25. The Site Plan drawings address surface storm water flow in the rear of Lots 43 to 54 onto Lots 32 to 42. Inlets and or swales need to be included in the design to prevent water run-off issues between lots.
26. The Erosion & Sedimentation Control Plan include silt fence/silt sock at the limits of disturbance behind Lots 6-7-8.

27. All earthwork shall be monitored by a geotechnical engineer. All reports be provided to the Township periodically during construction.
28. The owner and the general contractor participate in a pre-construction meeting with Township Staff prior to any site work being authorized to begin.
29. The buffer be enhanced with additional plantings and possible mounding in the rear of Lots 6, 7 & 8.
30. The retention pond include a fountain.
31. The proposed building elevations be made consistent with the existing character of the homes in the Crossings development. The exterior elevations be primary brick on all four (4) sides. In addition, proposed patio home unit elevations for primarily all four (4) elevations be presented to Council.

David Wylie made a motion Planning Commission recommend Council approve the Sherwood Pond (Crossings 7) Final Site Plan/LDP subject to compliance with 28 Conditions in Staffs report dated 12/2/2016 plus three (3) additional Conditions (29, 30 & 31 above). Seconded by Aaron Smith. Approved 3 - 2.

d. Variance Recommendation - Trigon, Inc. Building Size/Parking ~ 124 Hidden Valley Road

Applicant:

Trigon Incorporated
124 Hidden Valley Road
McMurray, PA 15317

Status of Applicant:

Owner

Property Owner:

Trigon Incorporated
124 Hidden Valley Road
McMurray, PA 15317

Property Location:

Located on the northern side of Hidden Valley Road (off of Rt. 19). Lee Plan 2, lot 202.
Tax I # 540-009-00-00-0024-01

Requested Action:

Request by Trigon Incorporated for a variance on building size, and number of parking spaces

Lot Size:

12.011 Acres

Section Reference:

§ 1003. Non-conforming Structures.

E. All buildings, other than single family dwellings, which are non-conforming by virtue of setbacks, height, etc., may be enlarged if a variance is granted by the Zoning Hearing Board, provided the nonconformity is not increased and no new nonconformities are created (unless a variance is granted), including lot and parking requirements, and provided the criteria in § 1301 are met.

§ 314. Parking Requirements. Table 8

§ 304. Dimensional Requirements. I. Dimensional Tables. Table 4. Non-Residential District Dimensions.

Site Zoning and Use:

LI- Light Industrial. Manufacturing and offices.

Surrounding Zoning and Use:

North: C-2 General Commercial and R-2 Multi-Family Residential; Gallery Shoppes and Village of Prestonwood patio homes.

South: C-4 Transitional Commercial; office building/ day care center/ single family homes.

East: C-4 Transitional Commercial; Single Family homes and office building.

West: LI Light Industrial and R-1C Single Family Cluster; West Penn Power and Hidden Brook patio homes and single-family homes.

Analysis:

Trigon Incorporated, located at 124 Hidden Valley Road is a manufacturing facility making products for the aerospace industry, and titanium medical implants. Trigon (previously Dynamet) has been in operation in this location since 1989. The building is used as office/ warehouse and light industrial, which is an approved use in the LI zoning district. The existing single-story building is 59,655 SF, and the company is proposing to add several additions that would be located on both sides and the rear of the building, and would total 26,415 SF. The maximum permissible building size in the Light Industrial zoning district is 30,000 SF. The overall proposed building total would be 86,070 SF, which would exceed the maximum allowed by 58,071 SF.

Trigon is also requesting a parking variance. Seven parking spaces will be removed to accommodate the newly proposed pump building, and a parking lot will be added adjacent to the existing parking lot on the southern side of the building. There are currently 130 parking spaces on site. Total parking proposed is 158 spaces, and 172 are required, which is a variance of 14 spaces. It was found that there was a deficit in number of handicapped spaces currently on site, and this will be corrected to accommodate the required 6 with one of them being van accessible.

A variance was granted in 2008 (Appeal 798-2008) to expand an existing non-conforming structure. The property became legal non-conforming with the adoption of the 2005 Zoning Ordinance, which stipulated that the maximum building size be 30,000 SF in the Light Industrial zoning district.

According to the Applicant, the current site conditions prevent reasonable use of the land. They are a growing business, and expecting to increase by adding up to 24 new employees. The building is a clean, highly automated facility with minimal, if any noise.

Planning Staff Recommendation:

The Planning Department recommends that the Board approve the variance requests. We feel that it will not alter the essential character of the neighborhood. The surrounding residential properties are buffered by trees. Should the variance be approved, Planning Staff recommends that the following conditions be tied to the variance:

1. A building permit be obtained.
2. Site Plan approval by the Peters Township Planning Commission.
3. That the additions match in color and style to the existing building.
4. Traffic impact fee be paid prior to issuance of a building permit.
5. That the variance will expire if the Applicant fails to properly apply for all necessary permits within one (1) year from the date of this Decision, or fails to begin the permitted activity within six (6) months from the date such permits are granted.

Aaron Smith made a motion Planning Commission recommend Zoning Hearing Board approve the Trigon, Inc. Variance request subject to compliance with five (5) Conditions. Seconded by David Wylie. Approved 5 - 0.

9. Planning Portion

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