

1. Roll Call

Commissioners Present: Jeff Mills, David Wylie, Aaron Smith, Ted
Kartofilis, Conrad Tselepis
Commissioners Absent: Rocco Magrino
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

4. Plats/Site Plans filed for Review

- a. Hamlet Of Springdale Phase 6 – Final Plan ~ Buckingham Drive**
- b. Justabout Farms – Grading Permit ~ Justabout Road**

5. Approval of Agenda

6. Audience Comments: None

7. Old Business: None

8. New Business:

- c. Site Plan – Bowser Cadillac Inventory Storage ~ 3173 Washington Road**

On November 12, 2015 Planning Commission approved Bowser Cadillac's temporary inventory vehicle display area on the property Bowser owns adjacent to the dealership located at 3260 Washington Road. The November 12, 2015 approval was granted for a one (1) year period beginning on November 30, 2015. In March, 2017 Planning Commission granted Bowser a six (6) month extension from March 9, 2017 to continue to utilize the temporary display area. The six (6) month extension expired on September 9, 2017. The proposed project schedule is to start earthwork this winter and complete the project in early 2018.

The proposed plan is to construct a permanent paved inventory display parking area to replace the temporary gravel display area. The proposed inventory lot is planned in the same general location the temporary display area is currently. Access to the display lot only occurs from the Bowser Cadillac dealership lot. No direct access from the inventory lot is planned to Route 19.

The design of the inventory display lot is two (2) parking tiers with a twenty-four (24) foot wide access driveway in between to accommodate car carriers. Three (3) modular concrete block retaining walls are included in between the parking tiers and in the rear portion of the inventory lot.

Storm Water Management

All run-off from the inventory display parking lot will be collected by a storm sewer collection system and conveyed to an underground storm water management tank. The tank will discharge to an existing storm sewer.

Lighting

Sheet LP2 – Lighting Plan includes seven (7) 20 foot high light poles to illuminate the inventory display. The lights proposed match the lights used on the Dealership Site.

Landscaping

Sheet LP1 – Landscape Plan provides the required buffers along Route 19 and behind the upper inventory storage lot. Between Route 19 and the display area the existing plantings (shrubs – deciduous trees) in place at the Dealership will continue in front of the inventory lot. In the rear a combination of evergreens and shrubs are planned to provide a buffer for the lots on Sherborne Drive and Sussex Way.

Planning Staff Recommendation:

Planning Staff recommends the Bowser Cadillac Inventory Parking Site Plan be approved subject to compliance with the following Conditions:

1. Gateway Engineers finalize approval of the Storm Water Management approval prior to site work beginning.
 2. Bowser Cadillac, LLC sign the required Storm Water Management Maintenance Agreement.
 3. No retaining walls encroach into the Township storm and sanitary sewer easements.
 4. All requirement of the Peters Township Sanitary Authority (PTSA) be addressed prior to site work beginning.
1. Washington County Conservation District approval.
 2. All earthwork be monitored by a geotechnical engineer.

Ted Kartofilis made a motion Planning Commission approve the Bowser Cadillac Inventory Parking Site Plan subject to compliance with eight (8) Conditions. Planning Commission added two (2) additional Conditions:

1. The rear property line be delineated prior to site work beginning.
2. The evergreen trees in the rear buffer be staggered and spaced ten (10) feet apart. In addition, trees on Bowser Cadillac property that will remain be identified.

Seconded by Aaron Smith. Approved 5 – 0.

d. Site Plan – Caimano Retail Development ~ 619 E. McMurray Road

Caimano Development is seeking Revised Site Plan approval from the Planning Commission to add an addition, and modify the parking lot area at 619 E. McMurray Road just south of the Peters Township Middle School. The site will be used as a retail store for home furnishings and

décor. The property is comprised of 2 tracts that total 1 acre. It was previously used as a law office, but has been vacant for several years. The applicants would like to use the existing colonial style brick building, and are proposing a 26' X 26' addition onto the front of the building. This development is located in the Town Center Zoning District, which was revised, triggering the need for 2 setback Variances. Variances were granted to exceed the maximum 25' front building line (20' Variance granted), and the maximum side yard setback is 5' (65' Variance was granted).

Site Access/Parking:

Adequate parking will be provided for the proposed use. A total of nine (9) 20' X 10' spaces will be added. The former site had 6 spaces. In addition, one of the spaces will now be van accessible. A dedicated loading zone will be to the rear of the parking lot, complete with a backup area. The parking field will be 90 degree spaces, and the surface will be asphalt.

A 2' Variance was granted on the required 24' 2-way aisle width for parking lots. The existing 2 way access Drive on E. McMurray Road will be widened from 20' to 24'. This will cause the need for a PADOT HOP. The driveway will also be realigned to improve turning radius.

Storm Water Management (SWM):

New impervious area proposed is under 5,000 SF. Therefore, the applicants were required to complete a small projects form showing compliance the Storm Water Ordinance Chapter 371-13A-C. No new storm water system is required. A curb will be placed along the southern side of the parking lot to direct water to the front, and not onto the adjacent Tri-Boro FCU property.

Lighting/ Landscape Plans:

One (1) new light is proposed on site. A building light will be added on the southern side of the existing building for safety purposes for the parking lot.

The majority of the lot is wooded. A new 5' wide sidewalk will be added along E. McMurray Road and behind that will be green space, and then a 5' wide landscaped buffer meeting the requirements for planting in buffer area C.

Building Elevations:

The 676 S/F addition will be placed in the front of the existing colonial 2-story building. The existing structure is painted brick. The addition will be a single-story cement board and rock masonry block to match existing foundation. The cement board is proposed to be painted white to match the white brick. The new space will have a pitched, shingle roof.

Planning Staff Recommendation:

This addition will be an improvement to the current vacant structure, and the Planning Department Staff recommends the Caimano Development Revised Site Plan be approved subject to the following Conditions:

1. No signs are approved as part of this Plan. Sign Permits shall be obtained through the Planning Department.
2. Sprinklers may be required as per the building code/ Township Ordinances, or if the Fire Department deems it necessary.
3. PADOT HOP be obtained prior to site work beginning.
4. All rooftop mechanical equipment must be screened from view.
5. All requirements of the Peters Township Sanitary Authority must be met.
6. Add the reference to Variance #968-17 on the Site Plan.
7. The owners and the site General Contractor must participate in a Pre-Construction meeting with Township Staff prior to site work being authorized.
8. A note to verify that all ADA requirements are being met must be on the Plan including building accessibility and parking lot/ stall design.
9. If required, the Traffic Impact Fee be paid prior to issuance of a Building Permit.

David Wylie made a motion Planning Commission approve the Caimano Development Revised Site Plan subject to compliance with nine (9) Conditions. Seconded by Aaron Smith. Approved 5 – 0.

a. Special Exception Recommendation – Peters Township School District - New High School Project ~ 455 E. McMurray Road

Applicant: Peters Township School District
631 E. McMurray Rd.
McMurray, PA 15317

Owners: Peters Township
610 E. McMurray Rd.
McMurray, PA 15317

Peters Township School District
625 E. McMurray Rd.
McMurray, PA 15317

Property Location: On the northern side of East McMurray Road at the site of the former Rolling Hills Country Club - 455 E. McMurray Rd. Tax ID #5 40-007-00-00-0004-00.

Requested Action: Special Exception approval to construct a school in the LD (Low Density Residential) Zoning District.

Section Reference: Chapter 440 Zoning, Section 440.400 Establishment of Zoning Districts. Figure 400.2a Composite Use Chart. A school is a Special Exception in the LD Zoning District.

Chapter 440 Zoning. Section 440.600 Supplemental Regulations. School.

Chapter 440 Zoning. Section 903-B Special Exception

Site Zoning and Use: LD Low Density Residential, and Conservation Residential Overlay District (CR only applies for residential uses). Currently vacant golf course facilities.

Surrounding Zoning and Use:

North: LD;	Single Family homes/ Center Presbyterian Church
South: LD;	Single Family homes
East: LD;	Single Family homes
West: LD;	Single Family homes/ Arrowhead Trail

Analysis:

This Plan will go before the Zoning Hearing Board on October 17, 2017. The role of the Planning Commission is to review this proposal for the purpose of making recommendations to the Board. If the Board grants the special exception and variance, the Final Site Plan will have to come back to the Planning Commission for Final Site Plan approval.

This Special Exception is being requested by the Peters Township School District to construct a 298,000 S/F high school, two athletic fields, and associated parking lots. The master plan will encompass a Peters Township park on the east, and there will be 2 areas in the north for future school district facilities.

Proposed improvements would include the construction of a public shared access road that bisects the property and connects at one main entrance at E. McMurray Road, and one or two entrance points off of Center Church Road. Traffic improvements at these intersections of E. McMurray Road and the shared access road, and Center Church Road and E. McMurray Road will be warranted. The high school will then have possibly 3 access points to the shared access road within the site, but this is still under discussion and being reviewed by the Township traffic engineer. The third intersection would be at Center Church Road across from Club View Drive, but the School District stated they may just want to use this as a gated entrance that would be closed during school peak hours.

Adequate parking is provided for the site with a total of 782 spaces, and 650 parking spaces are required. There will be a drop off/ bus loop/ event parking area located in the front and center of the building which will consist of 120 spaces. Next, will be a 220 space visitor and staff parking lot. To the left of the building will be the student parking with approximately 400 spaces. Lastly, will be a practice field parking area of 42 spaces. Planning Staff noted that parking lot

landscaping is inadequate, and parking lot flows will need to be shown and possibly adjusted based on the end result interconnections decided upon.

According to the Zoning Ordinance, all structures must be setback 100' from all lot lines for the Special Exception for school. The high school is closest to the southwest corner of the lot. It is setback 564' from E. McMurray Road, and 375' from Center Church Road. Buffer requirements are 25' for bordering a residential lot, and 10' of greenspace is needed if bordering a public right of way. These buffers are met on the Plan, and Staff feels that the parking lots are located far enough to prevent spillover lighting and noise. A photometrics plan will be required during Site Plan approval. Sidewalks are provided throughout the site linking parking lots and the buildings, providing a path to the Township Park, and possibly to the surrounding neighborhood - the safety of which was discussed by Township staff.

Also under review is the sewerage plan for the new facility. The engineer for the Applicant is working with the Peters Township Sanitary Authority on the most feasible tap in location, but they are certain that upgrades will need to be made to the existing system at shared costs. Lastly, the Fire Department raised some concerns about safety. The bulk of the students will be in the rear of the building during the course of the day. A fire lane may be suggested around the back of the building. As per the Zoning Ordinance, reasonable Conditions may be added to protect the health, safety, and welfare of the community. All other criteria under the Special Exception school section are being met (see attachment, Section 440.600).

A Variance was initially requested on building height. The maximum building height allowable under the LD Zoning District is 35', and the height of the school will be 49'. However, upon meeting with the school district and obtaining the proposed building elevations, it was determined that a Variance is not needed based on the Zoning Ordinance definition of building height. It is a measure of the average height at the front elevation.

Planning Staff Recommendation:

Planning Staff recommends approval of the requests as we believe the high school campus developed alongside a public park will be an asset to the community. The following is a list of Conditions requested by Planning Staff:

SITE PLAN

1. That the special exception and variance will expire if the Applicant fails to properly apply for site plan approval within two (2) years from the date of this decision, or fails to begin the permitted activity within one (6) months from the date such permits are granted.
2. Site Plan review and approval shall be obtained by Planning Commission.
3. Rooftop mechanical equipment shall be screened from view. If equipment is located on the ground, it shall be separated by an enclosure constructed of the material used on the building.

4. Any further development on site beyond that shown on the drawing entitled Peters Township High School dated September 21, 2017 as prepared by Hayes Design Group and Weber Murphy Fox for the Peters Township School District, such as a stadium or additional school, will require an additional Special Exception and Site Plan approval.
5. Garbage dumpsters and recycling dumpsters shall be provide and housed in a screened enclosure.

SANITARY

6. Prior to issuance of Building Permit, the Peters Township School District will present to the Township evidence that the Peters Township Sanitary Authority has the capacity to accept and treat sewerage from the proposed high school, and that sewer taps are available to the School District.
7. Prior to the Peters Township issuing an Occupancy Permit any improvements related to capacity will be completed.

TRAFFIC

8. A PADOT HOP shall be obtained and all highway and driveway improvements as shown on the Site Plan be completed prior to the Township issuing an Occupancy Permit.
9. An internal circulation plan must be approved by the Township Traffic Engineer and be incorporated into the site.
10. The shared access road shall incorporate traffic calming, such planted medians or raised intersections. Speed humps will not be an acceptable traffic calming measure.
11. If sidewalks are installed to Center Church Road, a school zone shall be installed by the School District.
12. The lower road, which is being shown as a bid alternate, shall be designed to intersect the shared access road 300' north of East McMurray Road.
13. In conjunction with the Township, the Peters Township School District should attempt to realign Center Church Road for the purpose of creating a plus intersection with the proposed new roadway.
14. Left hand turn lanes will be incorporated into the proposed new roadway to accommodate traffic accessing the high school.
15. Council needs to provide direction as to the Township's position on the entrance off of Center Church Road in the vicinity of Club View Drive.

EMERGENCY SERVICES

16. An emergency action plan designed by the Peters Township School District shall be reviewed and approved by the fire department, police, and ambulance service.
17. Fire lanes shall be designed and installed in a manner that is acceptable to the Peters Township Fire Chief. The purpose of the fire lane is:

- a. To provide emergency service providers unobstructed access to the high school, including all three roof elevations; and
- b. Adequate working space for emergency vehicles including fire trucks.

Anthony Castellone of 304 Walnut Drive asked who the Traffic Engineer is for the Township and the School District. He has a concern that a conflict of interest is occurring because TPD is representing both the Township and School District and he asked who would be reviewing the Traffic Report from Mr. Mudry. He also expressed concern about the cost of the traffic plan and the lack of pedestrian access to the school and park by way of sidewalks and bike lanes.

Conrad Tselepis made a motion Planning Commission recommend Zoning Hearing Board approve the Peters Township School District Special Exception request subject to compliance with seventeen (17) Conditions. Seconded by David Wylie. Approved 5 – 0.

9. Planning Portion

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

Appoint new Planning Commission member to the Traffic Calming Advisory Committee.

Conrad Tselepis was appointed the new Planning Commission member to the Traffic Calming Advisory Committee and Ted Kartofilis was appointed the alternate.

Meeting adjourned at 8:34 p.m.