

NO MEETING IN APRIL

**WEST DEER TOWNSHIP PLANNING COMMISSION
MAY 23, 2019**

Mark Schmidt called the Meeting to order with the following members in attendance: Kathy Rojik, John Butala, Patrick Stark, Robert Bechtold, Tim Phelps and Suzanne Garlena

Other Attendees: William Payne (Code Enforcement Officer)
Scott Shoup (Shoup Engineering)

WORKSHOP

LOT #3 – GIBSONIA ROAD

Represented by Matthew Kinneman

Mr. Kinneman was seeking guidance on constructing a warehouse on an empty lot (across from Strange Roots/Kress Tire) on Gibsonia Road. Warehouse will be approximately 11,000 sq.ft. and will be a fulfillment center for dog food. Four full-time employees. Explained that business will have 4 tractor trailer deliveries every other month. Dog food comes in, repackaged per customer's order, and shipped out via UPS on a daily basis.

Mr. Schmidt advised to follow the architectural specifications, outlined lighting requirements, impact fee will be collected, and applicant will need a HOP (highway occupancy permit) from state.

AGENDA MEETING

MORETTI-PAYNE PLAN OF LOTS

(Represented by William Payne)

Property zoned R2 Semi-Suburban Residential District. Taking the existing 4 lots and proposing to create 5 lots as follows:

- Lot 101 (2013-S-105) 22,409 sq.ft. (vacant land)
- Lot 102 (new lot) 18,841 sq.ft. (vacant land)
- Lot 103 (2013-S-107) 25,916 sq.ft. (proposed new home site)
- Lot 104 (2013-R-37) 44,177 sq.ft. (Payne residence)
- Lot 105 (2013-R-33) 86,148 sq.ft. (Moretti residence)

Mr. Shoup submitted the engineering review letter dated May 23, 2019 with five comments to be considered.

1. Need PADOT highway occupancy/driveway permit. State route numbers should be identified on plan.
2. Sewage Facilities Module to be submitted to Township.
3. Lot 102 front yard setback must be 35 feet (plan shows 15 feet).
4. Lot 102 must be at least 21,780 sq.ft. exclusive of private road right of way (plan shows 18,841 sq.ft.).
5. Lot 101 side yard setback should be relocated. (Plan shows Lot 101 falling inside the private road right of way.)

Applicant stated that plan drawings will be updated to show the state road numbers and the sewage facilities module is in-process and will be submitted to the Township for review. On Item #3 (setback for Lot 102), applicant was seeking a modification from the Planning Commission for a 15-yard setback vs. the required 35 feet. Mr. Schmidt advised that this Board does not have authority to grant a modification but it would have to be presented to the Zoning Hearing Board for a variance. Applicant elected to reposition the future house to meet the required setbacks and not seek the zoning variance at this time. For Item #4 (lot size of Lot 102), the property owner will take off the required square footage from Lots 101 and 103 to make up the difference for Lot 102. Item #5 (Lot 101) is already on record through Allegheny County, therefore Mr. Shoup will leave it to the discretion of the applicant to reallocate or leave as is.

First motion by Mr. Butala and second motion by Mr. Phelps to **RECOMMEND APPROVAL** for the Moretti-Payne Plan of Lots subject to meeting all the requirements from the Engineering Review letter dated May 23, 2019.

Voting was unanimous to recommend approval. Mr. Schmidt and Ms. Garlena abstained.

OTHER BUSINESS:

Zoning Ordinance Updates

The Planning Commission discussed/agreed on the parking requirements for Residential and Non-Residential uses. Corrections and additions in red.

A	RESIDENTIAL USES	MINIMUM REQUIREMENTS
1	Apartment	1.5 spaces/dwelling unit and 0.5 visitor spaces/dwelling unit within 300 ft. of each dwelling unit
2	Boarding House	1 space/3 beds and 1 space/employee on peak shift
3	Duplex	2 spaces/dwelling unit
4	Mobile Home Park	2 spaces/dwelling unit and 0.5 visitor space
5	Nursing/Convalescent Care Facility	1 space/3 beds and 1 space/employee on peak shift
6	Planned Residential Development (PRD)	See PRD Section
7	Quadplex	2 spaces/dwelling unit exclusive of garage and 0.5 visitor spaces/dwelling unit within 300 ft. of each dwelling unit
8	Single-family Attached Dwelling	2 spaces/dwelling unit exclusive of garage
9	Single-family Detached Dwelling	2 spaces/dwelling unit exclusive of garage
10	Townhouse	2 spaces/dwelling unit exclusive of garage and 0.5 visitor spaces/dwelling unit within 300 ft. of each dwelling unit

B	NON-RESIDENTIAL USES	MINIMUM REQUIREMENTS
1	Accessory Structures/Uses	N/A
2	Adult-oriented Establishment	1 space/100 sf
3	Agriculture	N/A
4	Airport	For Township review and approval
5	Animal Husbandry	N/A
6	Assembly or Fabrication Facility	1 space/employee on peak shift and 1 space per company vehicle
7	Automobile Sales/Service	For Township review and approval
8	Automotive Rental	For Township review and approval
9	Bakery	1 space/200 sf of gross floor area
10	Bed and Breakfast	1 space/guest room and 1 space/permanent resident
11	Billboard	For Township review and approval
12	Bowling Alley	3 spaces/lane
13	Business and Technology Park	For Township review and approval
14	Business Services	1 space/250 sf of gross floor area
15	Campground	1 space per 1 sleeping sites
16	Car Wash	3 stacking spaces/wash bay
17	Cemetery	1 space/500 sf of gross floor area of office/admin/chapel/mausoleum/viewing room space and 1 space/employee on peak shift
18	Cinema	1 space/3 theater seats
19	Communication Antenna	N/A
20	Communications Tower	1 space
21	Conference and Training Center	For Township review and approval
22	Contractor's Yard	For Township review and approval
23	Convenience Store, Neighborhood	1 space/200 sf of gross floor area and 1 space/employee
24	Convenience Store with Gasoline	1 space/500 sf above the first 2,000 sf (does not include vehicle refueling positions)
25	Country Club/Golf Course	6 spaces/hole and 1 space/employee on peak shift
26	Day Care Center	1 space/staff on peak shift and 1 space/5 students
27	Day Care Home	2 spaces and 1 space/employee on peak shift

B	NON-RESIDENTIAL USES	MINIMUM REQUIREMENTS
28	Driving Range	2 spaces/tee
29	Essential Services	1 space/employee on peak shift
30	Financial Institution	1 space/200 sf of gross floor area and 1 space/employee on peak shift and 5 off-street waiting spaces/drive-in window/ATM lane
31	Flex Space	1 space/1,000 sf + 1 space/employee on peak shift
32	Food Packaging Facility	1 space/employee on peak shift and 1 space per company vehicle
33	Forestry	N/A
34	Funeral Home	1 space/3 seats in the first viewing room parlor and 10 spaces/each additional parlor
35	Garage, Automobile Repair	2 spaces/service bay
36	Garage, Public	N/A
37	Garage, Private	N/A
38	Garden Center/Nursery	For Township review and approval
39	Gas and Oil Production	1 space/well
	Home Based Business, Low Impact	1 space/dwelling unit (in addition to residential requirement)
40	Home Based Business, No Impact	1 space/dwelling unit (in addition to residential requirement)
41	Home Based Business, Other	For Township review and approval
42	Hospital	1 space/2 beds and 1 space/employee on peak shift
43	Hotel/Motel	1 space/unit on peak shift and 1 space/ unit; and additional regulations for restaurant/bar/conference room if accessory use open to general public
44	Keeping of Horses, Boarding	1 space per employee/0.5 space for 2 stalls
45	Keeping of Horses, Personal	N/A
46	Kennel, Animal	For Township review and approval
47	Library	1 space/600 sf
48	Manufacturing, Heavy	1 space/2,000 sf of net floor area and 1 space/employee on peak shift
49	Manufacturing, Light	Greater of 1 space/750 sf of gross floor area or 1 space/employee on peak shift
50	Massage Therapy Establishment	1 space/table and 1 space/employee on peak shift
51	Medical Clinic	For Township review and approval
	Medical Marijuana ACRC	For Township review and approval

B	NON-RESIDENTIAL USES	MINIMUM REQUIREMENTS
	Medical Marijuana Grower/Processor	For Township review and approval
	Medical Marijuana Transport Vehicle	For Township review and approval
	Medical Marijuana Dispensaries	For Township review and approval
52	Military Related Facility	For Township review and approval
53	Municipal Administration Facility	For Township review and approval
54	Office, Business, < 5,000 sf	1 space/300 sf of gross floor space
55	Office, Business, > 5,000 sf and <40,000 sf	1 space/300 sf of gross floor space
56	Office, Business, > 40,000 sf	For Township review and approval
57	Office, Medical	For Township review and approval
58	Office, Professional	1 space/300 sf of gross floor area
59	Open Space	For Township review and approval
60	Parking Areas	N/A
61	Parks	For Township review and approval
62	Personal Services	1 space/400 sf of gross floor space
63	Pharmacy	1 space/200 sf of gross floor space
64	Place of Assembly	1 space/2 seats in the largest meeting room
65	Place of Worship	For Township review and approval
66	Planned Non-Residential Development (PNRD)	For Township review and approval
67	Post Office	For Township review and approval
68	Printer/Publisher	1 space/500 sf above the first 2,000 sf
69	Private Club	1 space/200 sf of gross floor space
70	Public/Private Works	1 space/employee on peak shift and 1 space/service vehicle stored on lot
71	Research and Development Facility	1 space/500 sf of gross floor area
72	Restaurant: With Drive Thru	1 space/50 sf open to the public and 1 space/employee on peak shift
73	Restaurant: No Drive Thru	1 space/2 patrons during peak seating and 1 space/employee on peak shift
74	Retail/Business Store, <10,000 sf	1 space/250 sf of gross floor area
75	Retail/Business Store, >10,000 sf and <40,000 sf	1 space/500 sf of gross floor area
76	Retail/Business Store >40,000 sf	1 space/500 sf of gross floor area
77	Roadside Stand	For Township review and approval
78	School, Commercial	For Township review and approval

79	School, Academic	For Township review and approval
80	Self-Service Storage Facility (mini warehouse)	1 space/2 employees, plus 1 space/10 storage units
81	Senior Center	For Township review and approval
82	Social Club	1 space/200 sf of net floor area
83	Social Services Agency	1 space/employee and 1 space per 500 sf of gross floor area
84	Tavern/Bar	1 space/50 sf of public space and 1 space/ employee on peak shift
85	Temporary Structure	N/A
86	Veterinary Services	1 space/employee and 2 spaces/exam room
87	Warehouse/Distribution Center	1 space/employee on peak shift or 0.5 spaces/1,000 sf (whichever is greater) and 1 space per company vehicle
88	Wholesale Operation	1 space/employee on peak shift and 1 space per company vehicle
89	<i>All Other Uses</i>	Determined by Township upon review of parking study

If applicant requests less parking, a parking study should be provided. Planning Commission may lessen standards with sufficient evidence from the parking study.