

WEST DEER TOWNSHIP PLANNING COMMISSION
OCTOBER 24, 2019

Mark Schmidt called the Meeting to order with the following members in attendance:
Kathy Rojik, John Butala, Patrick Stark and Robert Bechtold (who arrived late)

Absent Members: Tim Phelps and Suzanne Garlena

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

September 26, 2019 minutes were submitted and stand approved.

EICH SUBDIVISION

2-lot subdivision at 85 Shepard Road (Lot/Block #1834-L-284)

Zoned R (Rural Estate)

Represented by Amy Hopkins, PLS, Urban Terrain

Subdividing total acreage of 47.776 into the following:

- Lot A = 44.133 acres
- Lot A1 = 3.643 acres

Lot A1 will have on-lot sewage and public water. Lot created for a residential single-family dwelling.

Shoup Engineering review letter dated October 10, 2019 was submitted stating plan was adequately addressed.

First motion by Mr. Bechtold and second motion by Mr. Stark to **RECOMMEND APPROVAL** of the Eich Subdivision for a 2-lot subdivision at 85 Shepard Road. Voting was unanimous.

McINTYRE HEIGHTS PRD

Lot/Block #1666-S-249 and 1666-S-160

Property zoned R-2 (Semi-Suburban Residential)

Represented by Jason Paulovich and Brandon Wiltrout of Gibson-Thomas Engineering and Todd Rossman, Richland Holdings

Shoup Engineering review letter of October 22, 2019 was submitted and discussed by Planning Commission, Gibson-Thomas Engineering and Todd Rossman.

Total plan area is 38.69 acres. Revised plan from last meeting (Sept. 26, 2019). This submission is for 31 single family units and 32 duplex units.

- Single family units will be staggered building lines – every other single-family units. After discussing was agreed by Planning Commission and Richland Holdings to stagger randomly. Would coordinate building line at permit application time.
- Side yard setbacks – Proposing 15-foot width on duplex units. Not every building would be 15 feet as this would be the minimum width proposed. Duplex units have two styles – 45-foot unit and 49-foot unit. Suggested that developer place 45-foot unit on smaller lots instead of 49 foot to gain additional setback distance. Developer lost 6 single family lots to achieve the 30-foot width on these units.
- Mr. Stark questioned the existing pond located on Lot 106. Per Mr. Paulovich the pond was clarified with the Allegheny County Conservation District as a farm pond. Not considered to be wet lands and can be filled in.
- Amenities: Shelter area (pavilion) off of parking area in duplex area. Bench will be provided in turn-around at the beginning of single-family units. Mr. Rossman agreed to revise parking area with shelter space to incorporate a tot lot area. No walking trails proposed due to topography of land. Mr. Butala questioned the trails as the PRD concept is to use part of land for recreation purposes. Mr. Rossman stated that they always elected not to have a walking trail as home owners do not want people walking behind their property. Further stated that shelter will be a 3-seasons building (no winter use). Will also have fire pit with benches. Electricity in 3-seasons building.
- Attached garages proposed to be between 21 and 22 feet. Planning Commission agreed.
- Lighting was not proposed.
- Tot lot will have a 4-foot fence around area.
- Entrance sign anticipated as ground sign with lights. Every unit will have light post.
- Natural buffer – if “bald” spots are noticed, Mr. Schmidt advised developer to fill in to create a full buffer. Code Enforcement Officer to review/inspect buffers upon clearing.

First motion by Mr. Butala and second motion by Mr. Stark to **RECOMMEND APPROVAL** of the McIntyre Heights PRD with the following conditions :

1. Waiver needed for a de minim us deviance on the garage width of 21 feet and 1 inch from 22 feet.
2. Waiver needed for 15-foot minimum building separation on duplexes in lieu of 30 feet.
3. Township would retain the right to review the proposed level of amenities during final approval.
4. Require a light post at every unit on a photocell. Maintenance covered in the covenants.
5. Satisfy any comments of Shoup Engineering review letter dated Oct. 22, 2019.
6. Review buffers adjacent to existing units for adequacy of buffer after clearing and adding supplementary buffers if needed.

VRABEL LIGHTING PLAN AND 1-STORY BUILDING AT SPORTS COMPLEX

942 Little Deer Creek Valley Rd. – Zoned I (Industrial)

Represented by Jerry Nist, Hampton Tech

Proposing to add a 1-story 10,000 sq.ft. building in parking lot for a restaurant. The ball fields are moved around from the original plan to incorporate multi-purpose fields. Lights will be on fields and parking lot. After discussing, the Planning Commission agreed that further information is needed before they could recommend approval.

The lighting plan must show:

1. Location and type of lighting to be used.
2. Height above ground level of all lighting fixtures.
3. Type of lighting intended for use.
4. Lighting intensities (quantitatively).
5. Areas of spillover lighting (quantitatively).
6. Location, elevation and distance from the proposed development of surrounding houses, apartments or other domiciles.
7. Must also include the hours of operation for the facility and the hours in which use of lighting will be expected.

Planning Commission voted unanimously to **TABLE** until further information is provided.

HAMPSHIRE ESTATES SEWAGE TREATMENT PLANT

Bakerstown Road/ Hampshire Estates

Letter from Gibson-Thomas Engineering requesting a review from the Planning Commission regarding a project from the Deer Creek Drainage Basin Authority to install a new sewage treatment plant for Hampshire Estates. Existing site is aging and in poor condition. Replacing with same size capacity (40,000 gallons/day). Old structure to remain and the plant itself will be replaced. New plant to be installed in an open area right next to the existing plant. Once installed, the old plant will be demolished.

Planning Commission voted unanimously that they have no concerns with the new sewage treatment plan at Hampshire Estates.