



MEETING SIGN-IN SHEET

Meeting Project: Planning Meeting

Meeting Date: Thursday, 6.25.2020

Name (please print)	Company	Address
Tim Resciniti		100 York Way
Jo Resciniti		100 York Way
Lynn Woodring		60 Corbriwood Lane
Marci Brissett		37 Corbriwood Lane
Joe Leo	Leo's Landscaping	
Gary Torick		1531 Palmer Way
Jonathan Randza		210 Locust St.

West Deer Township Planning Commission
JUNE 25, 2020
Agenda

1. Open Meeting
2. ROLL CALL – Present – Yes or No

	<u>YES</u>	<u>NO</u>
Mark Schmidt	_____	_____
Patrick Stark	_____	_____
Kathy Rojik	_____	_____
Suzanne Garlena	_____	_____
John Butala	_____	_____
Robert Bechtold	_____	_____
Alan Banks	_____	_____

3. Approval of February Meeting Minutes/ Follow Up with Gas Wells
4. Conditional Use Request: Leo's Landscaping: Gibsonia Rd., Gibsonia, PA 15044

VOTING – Conditional Use Request: Leo's Landscaping: Gibsonia, PA 15044

	<u>YES</u>	<u>NO</u>
Mark Schmidt	_____	_____
Patrick Stark	_____	_____
Kathy Rojik	_____	_____
Suzanne Garlena	_____	_____
John Butala	_____	_____
Robert Bechtold	_____	_____
Alan Banks	_____	_____

5. Miller Property Rezoning: 4391 Bakerstown Culmerville Rd.

VOTING – Miller Property Rezoning: 4391 Bakerstown Culmerville Rd

	<u>YES</u>	<u>NO</u>
Mark Schmidt	_____	_____
Patrick Stark	_____	_____
Kathy Rojik	_____	_____
Suzanne Garlena	_____	_____
John Butala	_____	_____
Robert Bechtold	_____	_____
Alan Banks	_____	_____

6. Workshop Meeting

7. Municipal Ordinance Updates/ Code Revisions /Zoning Review

8. Post Meeting: Traffic Impact Reorganization



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www.hampton-technical.com

CONDITIONAL USE REQUEST

LEO'S LANDSCAPING

Owner / Applicant / Developer

Joseph Leo
3229 Laurel Drive
Glenshaw, PA 15116

Project Narrative

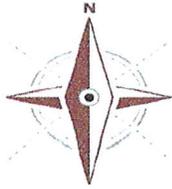
Joseph Leo is proposing to construct a new Building and Contractor Storage Yard for his landscaping business. The building will include an office and garage. The yard will be used for equipment and material storage used in the operation of the business.

The project is located on Gibsonia Road (State Route 910). The site is located approximately 1/4 mile east of the West Deer Township Volunteer Fire Company # 3 near the Fawn Haven Plan. The existing property is undeveloped.

The entire property consists of approximately 4.7 acres and project construction area will have an earth disturbance of approximately 0.9 acres.

The property is located in two zoning districts. SU - Special Use (Front of Property) and R-3 - Suburban Residential (Rear of Property) as shown on the included site development plan.

The public water service is provided by the Hampton Shaler Water Authority and the public sanitary sewer service is provided by the Deer Creek Drainage Basin Authority.



SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

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Email: info@shoupengineering.com

June 24, 2020

Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email Only

Re: Leo's Landscaping
Land Development Plan (Plans not dated)

Dear Mr. Payne,

I have reviewed the above-referenced Land Development Plan located in the SU Zoning District and the following comments should be considered:

1. The use of a Contractor's Yard is a Conditional Use in the SU Zoning District. The applicant should provide a written response to each of the Conditional Use Criteria for a Contractor's Yard found in Code Section 210-120.A(12).
2. A Highway Occupancy Permit will need to be obtained from PennDOT for the site driveway.
3. Stormwater Management for the site must be addressed in some manner. The applicant's consultant can contact me to further discuss this matter.
4. Code Section 210-54.H regulates exterior building materials in the SU Zoning District. Sketches of the elevation views of the building should be provided.
5. Proposed landscaping for the site should be identified. See Code Section 210-62.
6. If there is any proposed exterior lighting it will need to be identified on the plan. A catalog cut of each fixture type should be provided. Lighting must comply with Code Section 210-110.D.
7. The floor elevation for the proposed building should be identified. Also, proposed grading for the site driveway should be shown on the plan.
8. The Zoning Code Standards for required parking spaces for the use of Contractor's Yard appears to be in error. The Code requires 1 space per 200 square feet of gross floor area, plus 1 space per employee, which is excessive. For example, a retail use requires 1 space per 200 square feet of gross floor area. The Planning Commission should review with the applicant what reasonable number of parking spaces are required for the use.

Mr. Bill Payne
West Deer Township
Leo's Landscaping
June 24, 2020
Page 2

9. The Planning Commission should also review with the applicant whether or not a loading area is needed for the site.

A written response should be provided with revised plans, as to how each of the above comments has been addressed.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Dorothy Moyta, via email
Gavin Robb, via email
Chris Schmidt, Hampton Technical Associates, via email



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June 25, 2020

Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

**Re: CONDITIONAL USE REQUEST
Leo's Landscaping
Gibsonia Road (State Route 910)**

Mr. Payne:

We are in receipt of the Shoup Engineering comment letter, prepared by Scott Shoup, P.E., dated June 24, 2020, for the above referenced project, and offer the following responses.

Per the email from Mr. Shoup, he asked that we only address Comment No. 1 of his letter for the June 25 Planning Commission meeting. The other comments were related to the future site planning process.

COMMENT & RESPONSES

Comment 1. The use of a Contractor's Yard is a Conditional Use in the SU Zoning District. The applicant should provide a written response to each of the Conditional Use Criteria for a Contractor's Yard found in Code Section 210-120.A(12).

§ 210-120 Conditional use standards and criteria.

A. (12) Contractor's yard.

- (a) A contractor's yard shall have a minimum lot area of 20,000 square feet and a maximum lot area of two acres.

*The extents of the contractor yard will be approximately 40,000 sq. ft.
The entire lot area 4.7 acres but the remaining lot area is unusable due to the existing topography.*

Engineering Land Surveyors

*Commercial & Residential Land Development Services
Page 1 of 3*

- (b) A contractor's yard shall have direct access to an arterial road as identified by the Township;

The development has direct access to Gibsonia Road (State Route 910)

- (c) All equipment supplies, materials and other apparatus shall be properly screened. Screens shall be constructed with an earth berm, landscaped buffer yard, fence or wall with a minimum height of eight feet in height and with a minimum opacity of 80%.

The equipment and materials shall be screen by a combination of an 8-foot-high fence, earth berm, and tree & shrub plantings.

- (d) All property boundaries adjoining an existing residence shall provide a landscaped buffer yard of a minimum of 15 feet in width. The buffer yard shall be landscaped with a combination of deciduous and evergreen trees, shrubs, ornamental grasses and groundcovers.

A 15-foot landscape buffer shall be installed on the western side of the property if deemed required but there are no existing residences visible from the development due to the existing tree line above.

- (e) Grass, sod, lawn or turf shall not be considered an acceptable plant for use within landscaped buffer yards.

The owner agrees to this condition.

- (f) A contractor's yard that adjoins an existing residence shall not begin mechanical operations until 7:00 a.m., and shall cease all mechanical operations by 9:00 p.m.

The owner agrees to this condition.

- (g) The Township may attach additional conditions pursuant to this section, in order to protect the public's health, safety, and welfare. These conditions may include, but are not limited to, increased setbacks.

The owner is willing to discuss any additional conditions.

Should you have any questions or require any additional information as part of our response, please feel free to contact our office.

Thank You

Hampton Technical Associates, Inc.

David Swab

David Swab
Project Manager

cc: HTA File #13368



May 18, 2020

Mr. Bill Payne
West Deer Township
109 E. Union Road
Cheswick, PA 15024

**Re: Miller Property Rezoning
4391 Bakerstown Culmerville Road**

Dear Mr. Payne:

On behalf of Richard Miller, Jr., owner of 17 acres at 4391 Bakerstown Culmerville Road in West Deer Township, we are hereby requesting that this property, currently zoned R-Rural Estate be rezoned to R-1 Rural Residential. All of the property to the south of the Miller property is zoned R-1 and is where there is a sewage treatment plant that can serve this site with public sewers. The Rural Estate's three-acre lot size is based upon sanitary sewer service not being available. However, this property is uniquely able to be sewerred by that treatment plant. Therefore, we believe that this rezoning is consistent with the Township's goals for R-1 zoning where sanitary sewer service is available.

The tax id's for the 5 tax parcels that comprise the 17 acres are:

2010-B-16
2010-B-150
2010-F-321
2010-F-382
2010-F-389

By separate cover, a \$300.00 application fee and a \$700.00 escrow will be hand-delivered to the Township.

Please notify me as to when this application will be presented to the Township Supervisors and Planning Commission.

Sincerely,

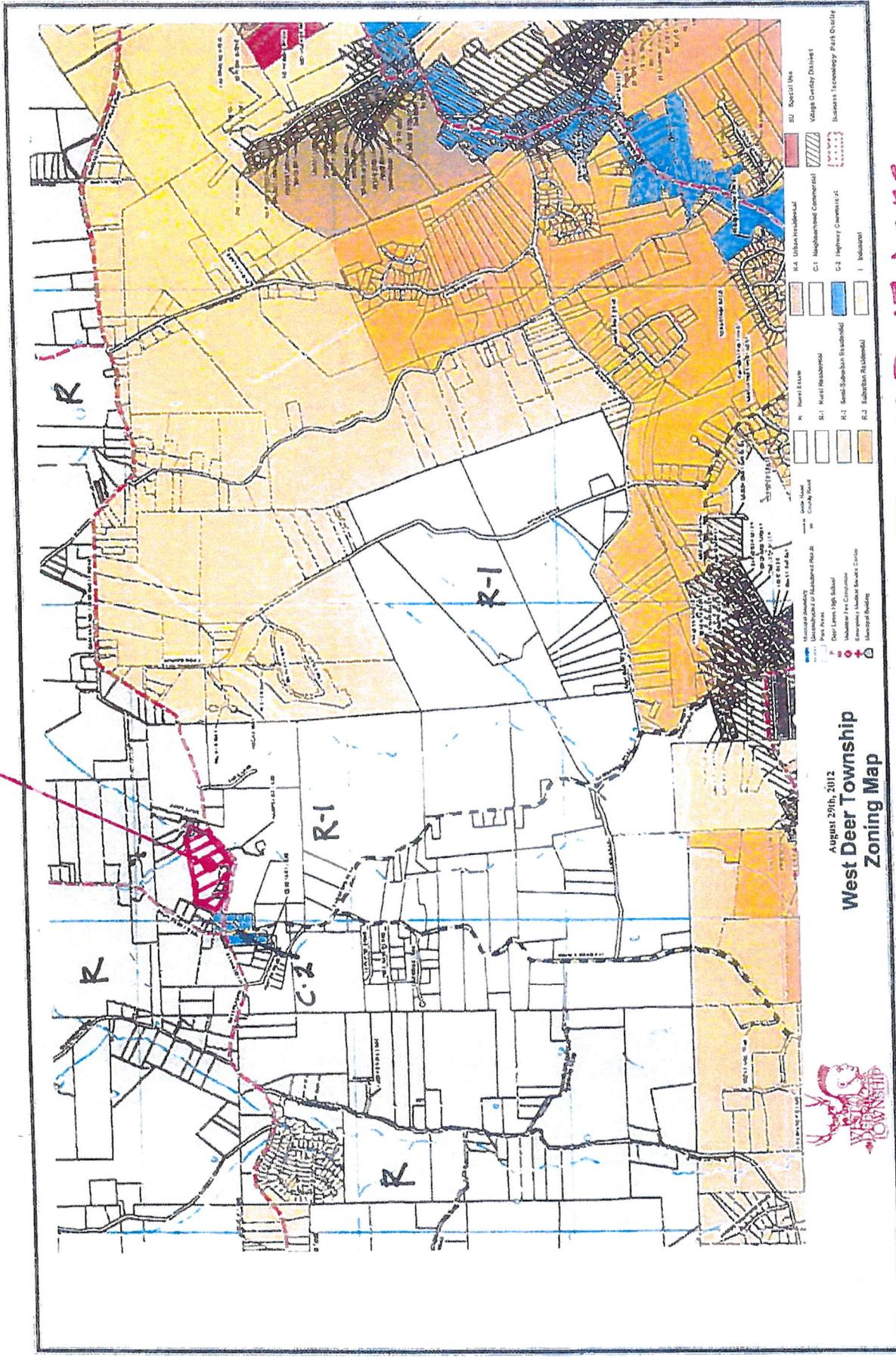
Steven Victor

Steven Victor, RLA

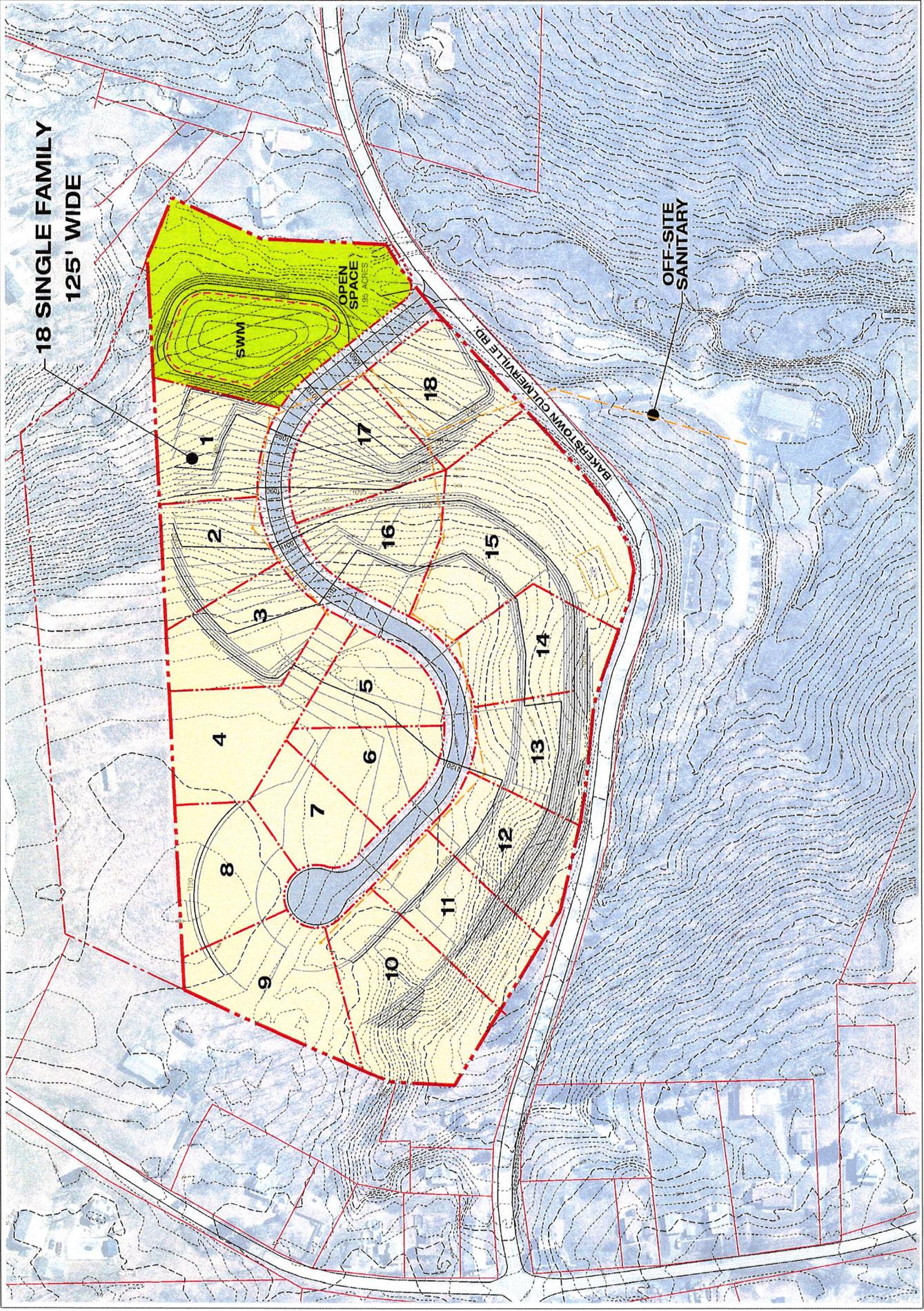
Enclosure

cc: Richard Miller, Jr.

PROPOSED R RURAL ESTATE TO
R-1 RURAL RESIDENTIAL REZONING



PROPOSED 17 ACRE
REZONING



43rd Statewide Grand Jury Finds Pennsylvania Failed To Protect Citizens During Fracking Boom

<https://www.attorneygeneral.gov/taking-action/press-releases/43rd-statewide-grand-jury-finds-pennsylvania-failed-to-protect-citizens-during-fracking-boom/>

Today, June 25, 2020, Pennsylvania Attorney General Josh Shapiro released a report detailing harms to health and property caused by the fracking industry. To briefly summarize, the AG's report finds that Pennsylvania's state government has not properly regulated and enforced fracking operations in the Commonwealth. Specifically, it makes eight recommendations for reform:

1. Expanding no-drill zones in Pennsylvania from the required 500 feet to 2,500 feet;
2. Requiring fracking companies to publicly disclose all chemicals used in drilling and hydraulic fracturing before they are used on-site;
3. Requiring the regulation of gathering lines, used to transport unconventional gas hundreds of miles;
4. Adding up all sources of air pollution in a given area to accurately assess air quality;
5. Requiring safer transport of the contaminated waste created from fracking sites;
6. Conducting a comprehensive health response to the effects of living near unconventional drilling sites;
7. Limiting the ability of Pennsylvania Department of Environmental Protection employees to be employed in the private sector immediately after leaving the Department;
8. Allowing the Pennsylvania Office of Attorney General original criminal jurisdiction over unconventional oil and gas companies.

Given these proposed reforms, we believe this sets a brand new, urgent standard for local government oversight. Local officials can and should begin to implement these reforms now. The very first well pads proposed for West Deer Township offer a starting point. Damage has been done in other communities, it has been well documented, resulting in AG's recommendations of important reform.

We ask that the planning commission seek full written responses to all questions/concerns currently outstanding and to those that arise at future meetings. Please delay voting on recommendation of Olympus's well pad applications until the Planning Commission and the public have ample time to review and comment on those responses and the implications of AG Shapiro's report.
