

**WEST DEER
TOWNSHIP
SUPERVISORS
PUBLIC HEARING**



**January 15, 2020
6:00 p.m.
Conditional Use
PRD – MCINTYRE HEIGHTS**

PUBLIC HEARING – CONDITIONAL USE FOR A PRD/MCINTYRE HEIGHTS PLAN:

- OPEN PUBLIC HEARING
- PLEDGE OF ALLEGIANCE
- ROLL CALL
- APPOINTMENT OF TOWNSHIP SOLICITOR
- PUBLIC HEARING ADVERTISED IN COMPLIANCE WITH THE LAW.
- PROPERTY POSTED
- ADJOINING PROPERTY OWNERS NOTIFIED VIA MAIL
- COURT REPORTER PRESENT

AT THIS POINT, ALL THOSE WHO ARE INTERESTED IN SPEAKING THIS EVENING, PLEASE RISE TO BE SWORN-IN.....

THE PUBLIC HEARING IS FOR A CONDITIONAL USE FOR A PLANNED RESIDENTIAL DEVELOPMENT (PRD) FOR THE APPLICANT, RICHLAND HOLDINGS, LLC TO CONSTRUCT 31 SINGLE FAMILY HOME UNITS AND 32 DUPLEX UNITS FOR A TOTAL OF 63 BUILDINGS ON 38.7 ACRES LOCATED ON MCINTYRE ROAD, GIBSONIA, PA 15044.

NAME OF PLAN: MCINTYRE HEIGHTS PLAN
LOT/BLOCK NUMBERS: 1666-S-249 & 1666-S-160.
ZONING DISTRICT: R-2 SEMI-SUBURBAN RESIDENTIAL

A CONDITIONAL USE IS A PERMITTED USE AS LISTED IN THE ZONING ORDINANCE FOR THE MCINTYRE HEIGHTS PLAN IN THE R-2 SEMI SUBURBAN RESIDENTIAL ZONING DISTRICT. AFTER REVIEW AND RECOMMENDATION BY THE PLANNING COMMISSION, THE BOARD OF SUPERVISORS CAN PLACE ADDITIONAL CONDITIONS ON THIS PERMITTED USE.

AT THEIR OCTOBER 24, 2019 MEETING, THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE MCINTYRE HEIGHTS PRD WITH THE FOLLOWING CONDITIONS:

1. Waiver needed for a de minimus* deviation on the garage width of 21 feet and 1 inch from 22 feet.
2. Waiver needed for 15-foot minimum building separate 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 October 22, 2019.
6. Review buffers adjacent to existing units for adequacy of buffer after clearing and adding supplementary buffers if needed.

*least amount of variance to afford applicant relief from requirement

A COPY OF THE PLAN NARRATIVE HAS BEEN SUBMITTED BY GIBSON-THOMAS ENGINEERING DATED OCTOBER 16, 2019.

ALSO ATTACHED IS THE REVIEW LETTER BY SHOUP ENGINEERING DATED JANUARY 7, 2020 FOR TENTATIVE APPROVAL – AND LISTED THE FOLLOWING COMMENTS SHOULD BE CONSIDERED:

1. The use of a PRD is a conditional use in the R-2 Zoning District.
2. Zoning Section 210-75.D(2)(a) requires that a minimum of one 22 feet wide garage attached to each unit.
The applicant has responded that garages for each type of unit will be between 21 and 22 feet wide.
3. It is noted that Code Section 210-11-A indicates that each lot must contain a minimum area of 21,780 square feet. Although this minimum lot area appears to be listed in error, a modification of this provision will need to be requested.

4. Code Section 210-75.B(1) requires that separation between buildings be at least 30 feet.

The applicant has responded that the single family dwellings will have the requested 30 feet separation and that the duplexes will have a minimum of 15 feet separation between structures. A modification for this item will be required.

5. Two departures of the Township code are requested as described in the Plan Narrative regarding the length of a cul-de-sac road and off street parking/proximity of parking to units.

- **FIRST:** WILL THE APPLICANT OR A REPRESENTATIVE COME FORWARD AND STATE YOUR NAME AND ANY COMMENTS YOU HAVE.....
- **SECOND:** ANY PUBLIC COMMENTS.....PLEASE COME UP TO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO TABLE.

OR

I MOVE TO APPROVE THE MCINTYRE HEIGHTS PLAN CONDITIONAL USE AND THE TENTATIVE APPLICATION FOR A PLANNED RESIDENTIAL DEVELOPMENT AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE ABOVE LISTED CONDITIONS AND COMMENTS LISTED BY SHOUP ENGINEERING.

MOTION SECOND AYES NAYES

MRS.HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MR. FORBES	___	___	___	___
MR. KARPUZI	___	___	___	___



Planning Commission
Meeting Report for Oct. 24, 2019

Project Name: McINTYRE HEIGHTS - PRD

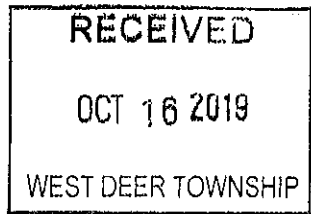
Property Location: McIntyre Road
Zoned: R-2 (Semi-Suburban Residential District)

The project proposes a PRD consisting of 31 single family home units and 32 duplex units for a total of 63 buildings on 38.7 acres.

Planning Commission voted 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 separate 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.

*least amount of variance to afford applicant relief from requirement



Plan Narrative
for
McIntyre Heights, P.R.D.
situate in

West Deer Township, Allegheny County, PA
made for
Richland Holdings, LLC

October 16, 2019

McIntyre Heights, P.R.D. is a 38.7 acre, R-2 zoned wooded tract located along the north side of McIntyre Road, just west of Shadow Court in West Deer Township, Allegheny County, Pa (Figure 1). The project proposes a PRD (planned residential development), consisting of 31 Single Family home units and 32 Duplex units for a total of 63 buildings.

Public water and sewer are available at the property. Public water is on McIntyre Road, and a Public Sewer mainline traverses the middle of property at the stream that also traverses west to east mid-site.

The West Deer Codified Ordinance 408, adopted 4-20-2016 is the basis of the planning and design for this proposed development.

The proposed PRD will have a density of 63 units/38.7 acres = 1.63 units/acre. By comparison, the R-2 zoning allows for 2 units/acre, and 77 units.

This PRD proposes:

- 50' building setback/buffer area around the perimeter of property. Within the 50' buffer, there will be minimal grading, and thus preserving the natural vegetation/woods. Additional screening trees will be added if warranted, to obtain the desired privacy screening.
- Single Family lots will have alternating front setbacks of 20' and 25'.
- Duplex lots will have a 20' front setback line.
- The proposed open/common area is 19.45 acres, representing 55.9% of the net property area. PRD requirement is 30% minimum.
- The PRD ordinance does not have requirements for lot area sizes, or for side setback requirements, of the patio home lots. This plan proposes a minimum 6000 sf lot size and 10' side setback lines. The smallest duplex lot is 7448 sf.
- At the Duplex community, a pavilion is proposed, with a parking lot for its use.

This project is proposed by:

Owner/Developer: Richland Holdings, LLC
1426 Pittsburgh Road
Valencia, PA 16059

Engineer/Surveyor: Gibson-Thomas Engineering Co., Inc.
9951 Old Perry Highway
Wexford, PA 15090
Phone: (724) 935-8188
Email: jason.paulovich@gibson-thomas.com

Two departures from Township code are requested for this development as follows:

1. 185-25.A.: cul-de-sac length. This request is made to allow cul-de-sac length in excess of ordinance requirement due to topography and geometry of the site. The length of roadway will be mitigated by a mid-length turn-around area within the development, which will be designed for fire truck/emergency vehicle maneuvering in accordance with fire chief recommendations. The additional length is to span across a non-developable section where the stream crossing is at, which happens to be the section that changes from patio homes to duplexes. The total cul-de-sac road length is 2005', and the turn-around at mid-length is at the 1000' station. The Ordinance states a 1500' maximum length.
2. 210-78-D-2-b.: Off-street parking and proximity to units. This request is to provide spill-over parking just at the Duplex community pavilion parking area, and departure of the 100' proximity to units.

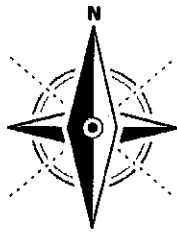
The patio homes will incorporate garages and sufficient length/width of individual drives to accommodate their parking needs.

McIntyre Heights, PRD is otherwise designed to meet all applicable Township standards, and is in the public's interest as it will provide a low-density, low-impact development, preserving at least 19 acres as permanent open space containing existing wetlands, steep slope areas, existing drainage course and other unique natural resources. The development will also provide traffic impact fees per township code for additional public traffic improvements. The comprehensive plan calls for single-family (Patio home) and Duplex development to be permitted, uses R-2 zoning districts for density control. It also encourages development of PRD planned residential developments, by promoting economical and efficient use of land while providing a comfortable blend of housing types and preservation of natural scenic qualities of open space.

Towards this plans concept of PRD development, it provides a significant reduction of development density and a significant increase of preservation of

natural features. By contrast, a R-2 development would be more dense and having the majority of the site altered by tree removals for the building lots.

All utilities exist at the site with capacity to service the proposed development. Stormwater management facilities will be provided on site in accordance with all applicable township, county and state requirements.



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden PA 15005
Phone: 724-869-9560 Fax: 724-869-7434
shoupeng@comcast.net

Our New Email Is: info@shoupengineering.com

January 7, 2020

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

Via Email

Re: McIntyre Heights
Application for Tentative Approval - PRD (plans last dated January 2, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced applications for tentative approval-PRD located in the R-2 Zoning District and the following comments should be considered.

1. The use of a PRD is a conditional use in the R-2 Zoning District.
2. Zoning Section 210-75.D(2)(a) requires that a minimum of one 22 feet wide garage attached to each unit.

The applicant has responded that garages for each type of unit will be between 21 and 22 feet wide.

3. It is noted that Code Section 210-11-A indicates that each lot must contain a minimum area of 21,780 square feet. Although this minimum lot area appears to be listed in error, a modification of this provision will need to be requested.
4. Code Section 210-75.B(1) requires that separation between buildings be at least 30 feet.

The applicant has responded that the single family dwellings will have the requested 30 feet separation and that the duplexes will have a minimum of 15 feet separation between structures. A modification for this item will be required.

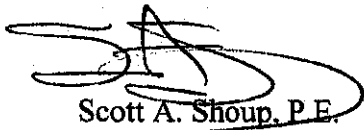
Mr. Bill Payne
McIntyre Heights
January 7, 2020
Page 2

5. Two departures of the Township code are requested as described in the Plan Narrative regarding the length of a cul-de-sac road and off street parking/proximity of parking to units.

A written response should be provided as to how each of the above comments have been addressed.

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

Sincerely,



Scott A. Shoup, P.E.

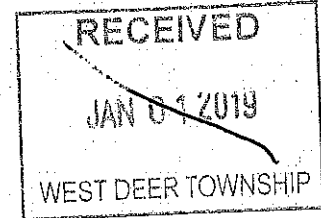
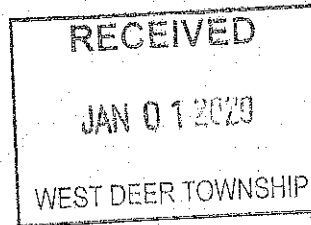
cc: Cathy Sopko, via email
Daniel Mator, via email
Denise Teorsky, via email
Jason Paulovich, Gibson-Thomas, via email
James Day, Gibson-Thomas, via email



Gibson-Thomas ENGINEERING

Pittsburgh Office
9951 Old Perry Highway
Wexford, PA 15090
Phone: **724-935-8188**
Fax: **724-935-8189**

www.gibson-thomas.com



January 02, 2020

Mr. William Payne
Zoning & Code Enforcement Officer
West Deer Township
109 East Union Road
Cheswick, PA 15024

Re: McIntyre Heights
Application for Tentative Approval – PRD (plans dated 10-17-2019)

Dear Mr. Payne:

Attached is one set of revised plans addressing items in Shoup Engineering's review letter, dated December 11, 2019 for the McIntyre Heights PRD Plan. The following is an item-by-item address to those comments:

1. The use of a PRD is a conditional use in the R-2 Zoning District.

Response: Acknowledged.

2. Zoning Section 210-75.D(2)(a) requires that a minimum of one 22 feet wide garage attached to each unit.

The applicant has responded that garages for each type of unit will be between 21 and 22 feet wide. The Township should acknowledge that this de minimus modification is acceptable.

Response: Acknowledged.

3. It is noted that Code Section 210-11-A indicates that each lot must contain a minimum area of 21,780 square feet. Although this minimum lot area appears to be listed in error, a modification of this provision may still need to be requested.

Response: The minimum proposed lot area on the PRD is 7448 sf. The stated minimum area of 21,780 sf is for R-2 Conventional Development. This plan and application is for a PRD. Township should clarify if a Modification is even warranted.

4. Code Section 210-75.B(1) requires that separation between buildings be at least 30 feet. What are the proposed separation distances?

ESTABLISHED 1916

The applicant has responded that the single family dwellings will have the requested 30 feet separation and that the duplexes will have a minimum of 15 feet separation between structures. A modification for this item will be required. A note should be added to the plan indicating the proposed minimum building separations.

Response: A Modification to Section 210-75.B(1) is hereby requested. A note has been added to Sheet LD-1 Land Development Plan, of the proposed building separation distances.

5. Two departures of the Township Code are requested as described in the Plan Narrative regarding the length of a cul-de-sac road and off street parking/proximity of parking to units.

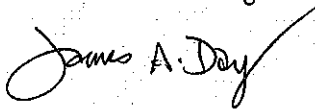
Response: Acknowledged.

6. The proposed lot widths should be identified on the plans.

Response: Lot frontage dimensions have been added to plan.

Should there be any additional questions or comments, please do not hesitate to contact this office.

Very Truly Yours,
Gibson-Thomas Engineering Co, Inc.



James A. Day, PE, PLS

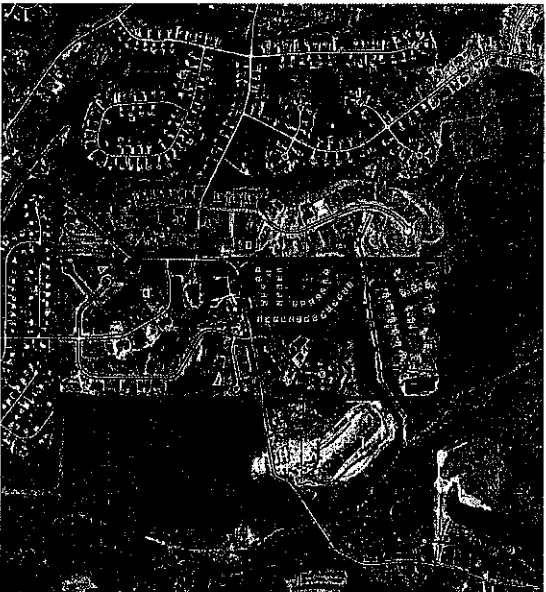
PRELIMINARY PLAN

MCINTYRE HEIGHTS, P.R.D.

SITUATE IN

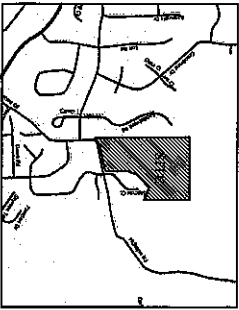
WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA

Date: 01-02-2020



SHEET INDEX

Sheet No.	Description
EX-1	Existing Conditions / Natural Resources Analysis Map
LD-1	Land Development Plan
GP-1	Grading Plan
CP-1	Construction Plan
CR-2	Construction Profiles & Details
LS-1	Landscaping / Amenities Plan



LOCATION MAP
NOT TO SCALE



- PRELIMINARY PLAN -
MCINTYRE HEIGHTS, P.R.D.
SITUATE IN
WEST DEER TOWNSHIP, ALLEGHENY CO., PA

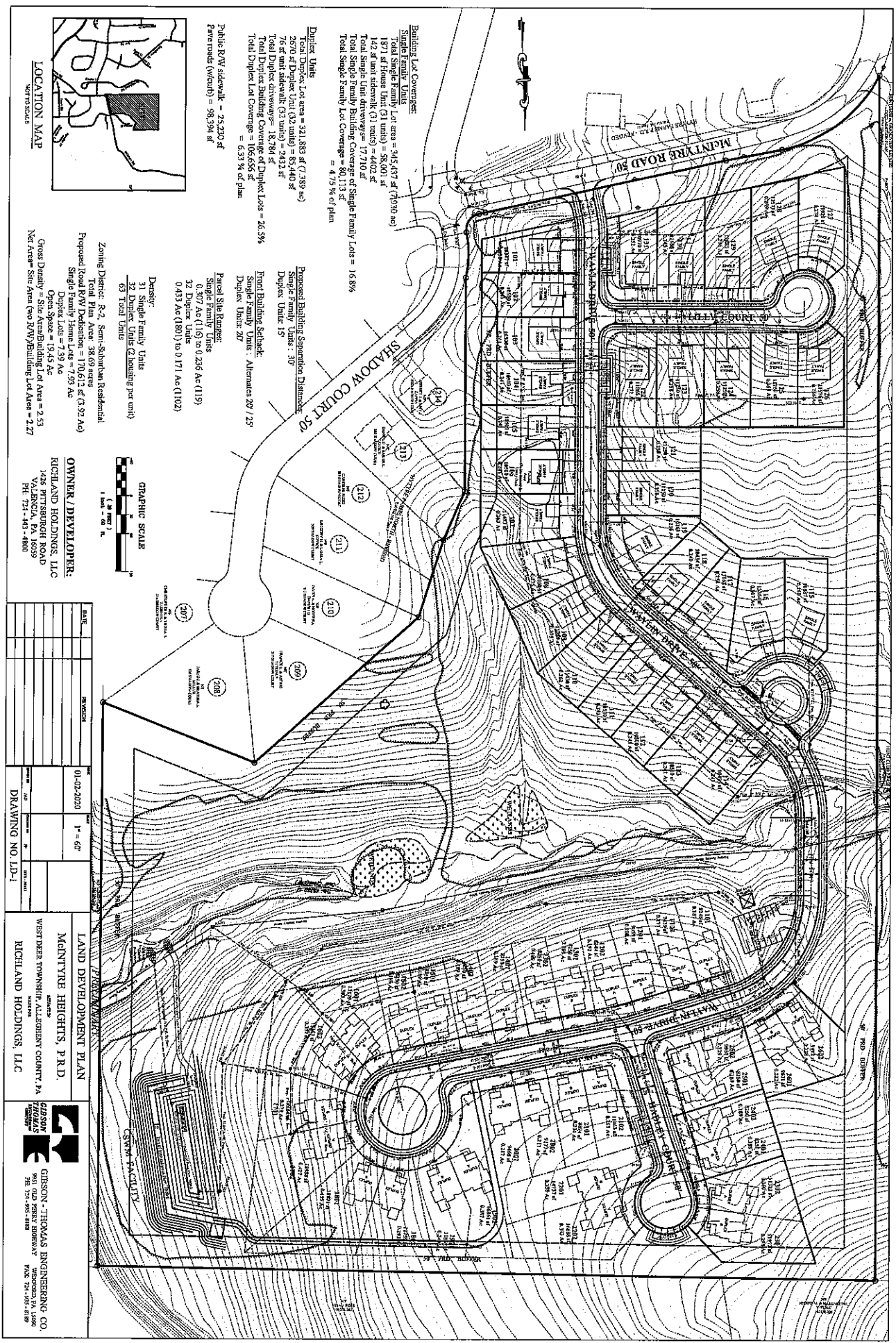
OWNER/DEVELOPER:

RICHLAND HOLDINGS, LLC
1042 PITTSBURGH ROAD
VALENCIA, PA 16069
PH: 724-461-4800

SURVEYOR / ENGINEER:

GIBSON-THOMAS ENGINEERING CO.
3941 GARDEN VIEW DRIVE
WINGFIELD, PA 16093
PH: 724-251-8400 FAX: 724-251-2189





Building Lot Coverage:
 Single Family Units
 Total Single Family Lot area = 346,657 sf (7930 ac)
 197' of front sidewalk (31 units) = 58,001 sf
 142' of front sidewalk (31 units) = 46,022 sf
 Total Single Unit driveways = 17,710 sf
 Total Single Family Building Coverage of Single Family Lots = 16.8%

Duplex Units
 Duplex Duplex Lot area = 321,883 sf (7,389 ac)
 2670' of Duplex Unit (32 units) = 85,440 sf
 76' of front sidewalk (32 units) = 24,322 sf
 Total Duplex driveways = 18,784 sf
 Total Duplex Building Coverage of Duplex Lots = 26.5%

Total Duplex Lot Coverage = 106,656 sf
 = 6.33 % of plan

Proposed Building Separation Distances:
 Single Family Units: 30'
 Duplex Units: 15'

Front Building Setback:
 Single Family Units: Alternates 20' / 25'
 Duplex Units: 20'

Parcel Site Features:
 Single Family Units
 0.977' of front sidewalk
 32 Duplex Units @ 0.256 Ac (119)
 0.433 Ac (100') to 0.171 Ac (100')

Density:
 31 Single Family Units
 32 Duplex Units (2 buildings per unit)
 63 Total Units

Zoning District: R-2, Semi-Suburban Residential
 Total Plan Area: 38.69 acres
 Proposed Road W/V Dedication = 170,612 sf (3.92 Ac)
 Single Family Home Lots = 7.97 Ac
 Duplex Lots = 7.39 Ac
 Open Space = 19.43 Ac
 Gross Density = Site Area/Building Lot Area = 2.53
 Net Area = Site Area (w/o R/W)/Building Lot Area = 2.27

OWNER / DEVELOPER:
 RICHARD HOLDINGS, LLC
 1000 PINEGROVE ROAD
 VALLEBOCA, PA 15699
 PH: 724-443-4880

GRAPHIC SCALE
 1" = 60' (1:60)

DATE	REVISION
01-03-2020	1 - 66'

DRAWING NO. LD-1

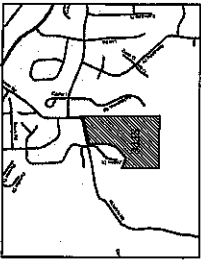
LAND DEVELOPMENT PLAN

McINTYRE HEIGHTS, P.R.D.
 WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA

RICHARD HOLDINGS, LLC

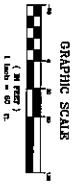
GIBSON - THOMAS ENGINEERING, CO.
 8901 OLD BRIST TOWNSHIP
 WILKESBORO, PA 15390
 PH: 724-893-8888
 FAX: 724-893-8189





LOCATION MAP
NOT TO SCALE

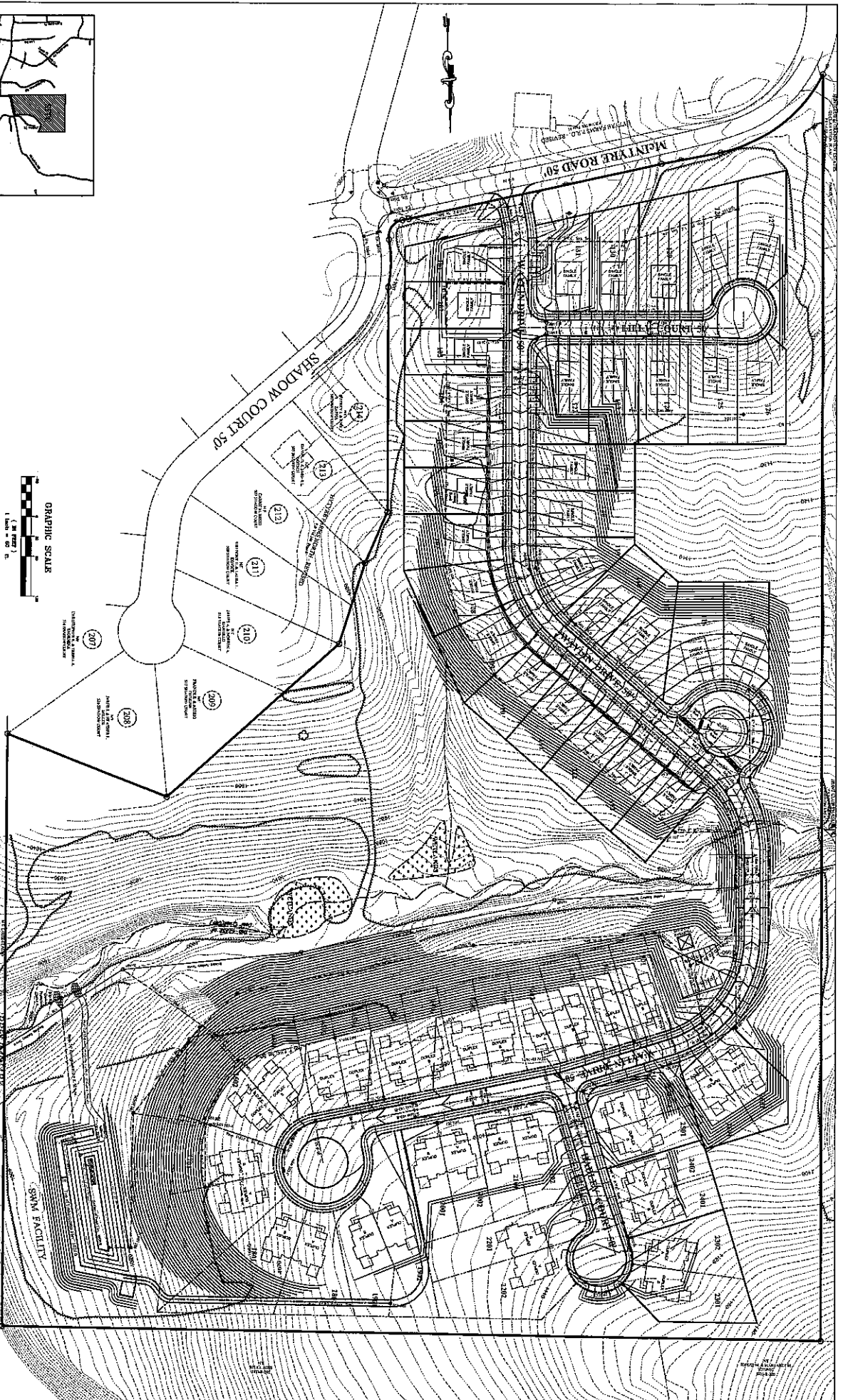
OWNER / DEVELOPER:
 RICHLAND HOLDINGS, LLC
 1426 PITTSBURGH ROAD
 VALENCIA, PA 15599
 PH: 724-443-4880



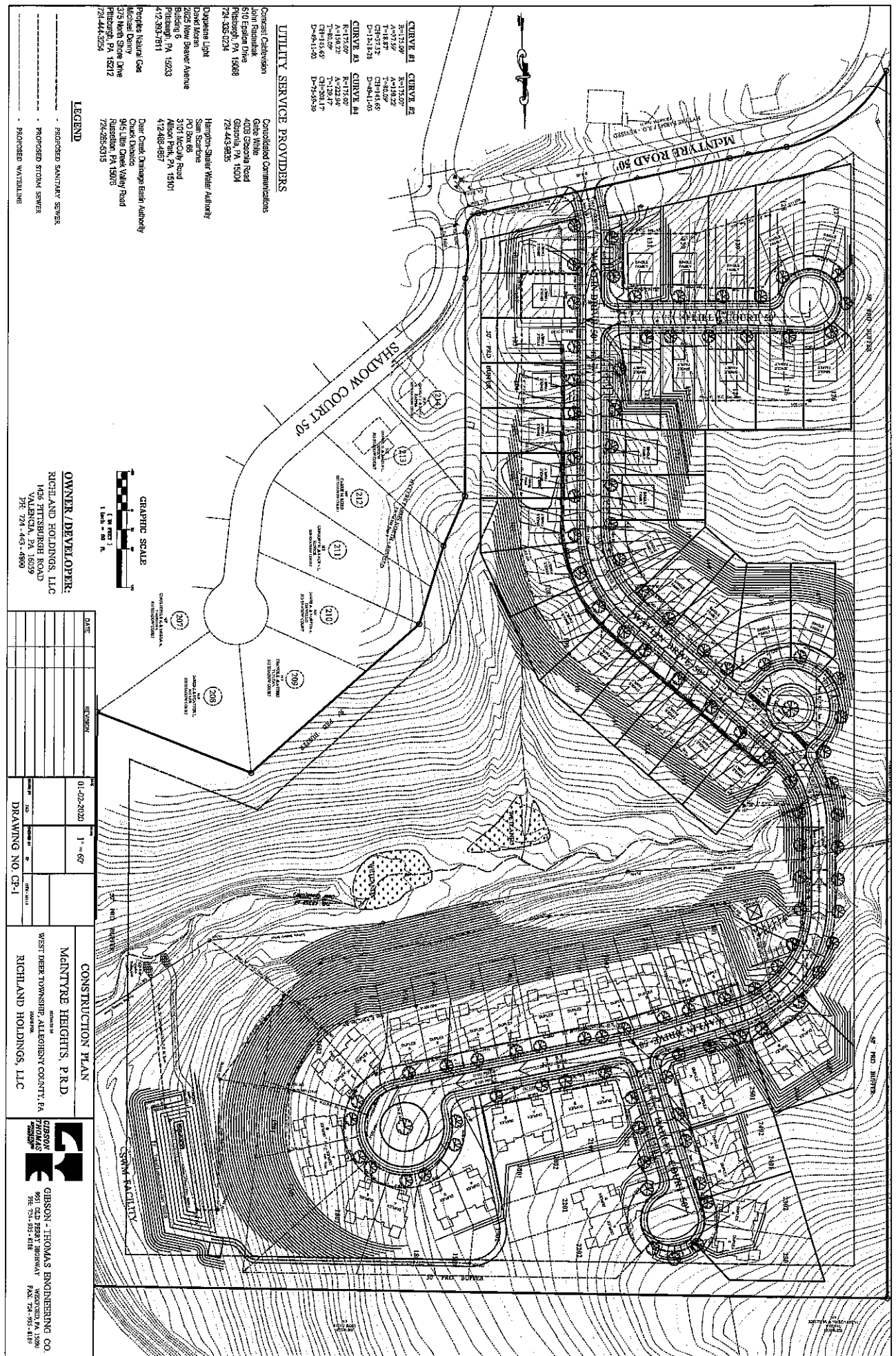
DATE	REVISION
01-02-2020	1" = 60'

GRADING PLAN
 McINTYRE HEIGHTS, P.R.D.
 WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA
 RICHLAND HOLDINGS, LLC

GIBSON THOMAS ENGINEERING CO.
 9931 OLD HEBERT HIGHWAY
 WINGSBORO, PA 15386
 PH: 724-935-1118
 FAX: 724-935-1189



DATE PLOTTED: 01/02/2020



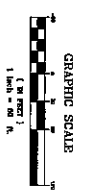
CURVE #1	R=175.00'	A=118.22'	CH=151.42'	D=124.828'
CURVE #2	R=175.00'	A=118.22'	CH=151.42'	D=124.828'
CURVE #3	R=175.00'	A=118.22'	CH=151.42'	D=124.828'
CURVE #4	R=175.00'	A=118.22'	CH=151.42'	D=124.828'

UTILITY SERVICE PROVIDERS

- General Calculation**
 John Rudnik
 510 Epsilon Drive
 Pittsburgh, PA 15068
 724-335-0724
- Dispersed Light**
 2200 North
 Beaver Avenue
 Pittsburgh, PA 15233
 412-383-7811
- People's Natural Gas**
 555 Center Drive
 Pittsburgh, PA 15212
 724-444-5254
- Consolidated Communications**
 Gate White
 4038 Carolina Road
 Gibsonia, PA 15004
 724-443-9825
- Hempflinger Water Authority**
 3101 McCully Road
 Alton Park, PA 15101
 412-488-4857
- Westmoreland Sewer Authority**
 945 Lile Creek Valley Road
 Russellton, PA 15075
 724-255-5315

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERLINE



OWNER / DEVELOPER:
 RICHLAND HOLDINGS, LLC
 1426 PITTSBURGH ROAD
 WILKESBORO, PA 16750
 TEL: 717-445-4889

DATE	REVISION
01-02-2020	1" = 60'

CONSTRUCTION PLAN
 McINTYRE HEIGHTS, P.R.D.
 WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA
 RICHLAND HOLDINGS, LLC

GIBSON-THOMAS ENGINEERING CO.
 9951 OLD PERRY HIGHWAY
 WAREHOUSING, PA 15060
 TEL: 724-955-8188 FAX: 724-955-8189

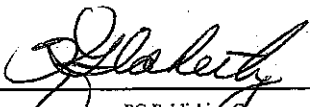
Proof of Publication of Notice in Pittsburgh Post-Gazette

Under Act No 587, Approved May 16, 1929, PL 1784, as last amended by Act No 409 of September 29, 1951

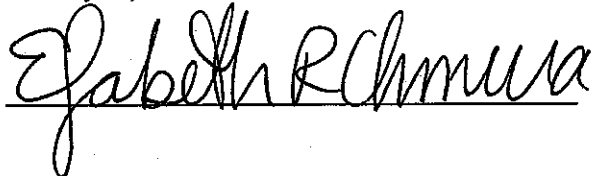
Commonwealth of Pennsylvania, County of Allegheny, ss K. Flaherty, being duly sworn, deposes and says that the Pittsburgh Post-Gazette, a newspaper of general circulation published in the City of Pittsburgh, County and Commonwealth aforesaid, was established in 1993 by the merging of the Pittsburgh Post-Gazette and Sun-Telegraph and The Pittsburgh Press and the Pittsburgh Post-Gazette and Sun-Telegraph was established in 1960 and the Pittsburgh Post-Gazette was established in 1927 by the merging of the Pittsburgh Gazette established in 1786 and the Pittsburgh Post, established in 1842, since which date the said Pittsburgh Post-Gazette has been regularly issued in said County and that a copy of said printed notice or publication is attached hereto exactly as the same was printed and published in the regular editions and issues of the said Pittsburgh Post-Gazette a newspaper of general circulation on the following dates, viz:

26 of December, 2019
02 of January, 2020

Affiant further deposes that he/she is an agent for the PG Publishing Company, a corporation and publisher of the Pittsburgh Post-Gazette, that, as such agent, affiant is duly authorized to verify the foregoing statement under oath, that affiant is not interested in the subject matter of the afore said notice or publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.



PG Publishing Company
Sworn to and subscribed before me this day of:
January 02, 2020



Elizabeth R. Chmura

Commonwealth of Pennsylvania - Notary Seal
Elizabeth R. Chmura, Notary Public
Allegheny County
My commission expires February 8, 2022
Commission number 1326781
Member, Pennsylvania Association of Notaries

STATEMENT OF ADVERTISING COSTS
WEST DEER TWP
MUNICIPAL BUILDING - ATTN: A/P
109 EAST UNION RD.
CHESWICK PA 15024

To PG Publishing Company

Total _____

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Pittsburgh Post-Gazette.

Attached is your Affidavit/Proof of
Publication for your legal advertisement.

Please do not process payment at this time.
An invoice will be mailed separately to your
organization from our billing department.

Please see reverse for deadline information.

COPY OF NOTICE OR PUBLICATION

The West Deer Township Board of Supervisors will hold a public hearing for a Conditional Use for a proposed Planned Residential Development for the applicant, Richard Holdings, LLC to construct single family home units and duplex units for a total of up to 63 buildings on 38.7 acres located on McIntyre Road, Gibsonia, PA 15044 in the R-2 Semi-Suburban Residential District. The public hearing will be held on Wednesday, January 15, 2020 at 6:00 p.m. at the West Deer Township Building located at 109 East Union Road, Cheswick, PA 15024.
Daniel J. Mator, Jr.
Twp. Mgr.

Publish
PG PUBLISHING COMP/ of general circulation, here/ publication costs and certif
Office
2201 Sweeney Drive
CLINTON, PA 15026
Phone 412-263-1338

I hereby certify that the foregoing subject matter of said notice.

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rtising and
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Circulation

vertising costs in the

West Deer



TOWNSHIP
ALLEGHENY COUNTY PA

Chairman of the Board
Shirley Hollibaugh

Vice-Chairman of the Board
Richard W. DiSanti, Jr.

Township Manager
Daniel J. Mator, Jr.

December 30, 2019

Dear Property Owner:

Please be advised that the Township of West Deer is in receipt of a conditional use application for a development that will be bordering (or in close proximity) to your property. The description is as follows:

- Property: located at 125 McIntyre Road (Lot/Block #1666-S-249 and 1666-S-160) (see attached map/site plan)
- Zoned: R-2 Semi-Suburban Residential
- Applicant: Richland Holdings, LLC
- Project: Conditional Use to construct a PRD (Planned Residential Development) in an R-2 zone. Development will consist of 31 single family patio homes and 32 duplex units on 38.7 acres. Total of 63 buildings.

A public meeting, conducted by the West Deer Township Board of Supervisors, will be held on **JANUARY 15, 2020 at 6:00 p.m.** at the Municipal Building on 109 East Union Road. The Board of Supervisors will be discussing and voting on this project at this meeting. All interested parties are encouraged to attend this meeting to voice their concerns.

If you have any questions, please call 724-265-2780.

Sincerely,

William Payne
Code Enforcement Officer
West Deer Township

Resident
318 Saddlebrook Rd.
Gibsonia, PA 15044

Resident
320 Saddlebrook Rd.
Gibsonia, PA 15044

Resident
322 Saddlebrook Rd.
Gibsonia, PA 15044

Resident
324 Saddlebrook Rd.
Gibsonia, PA 15044

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301 Saddlebrook Rd.
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325 Saddlebrook Rd.
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Resident
302 Saddlebrook Rd.
Gibsonia, PA 15044

Resident
327 Saddlebrook Rd.
Gibsonia, PA 15044

Brennan Builders
800 S. Washington St.
Evans City, PA 16033-9208

Resident
333 Saddlebrook Rd.
Gibsonia, PA 15044

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335 Saddlebrook Rd.
Gibsonia, PA 15044

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412 Duke Ct.
Gibsonia, PA 15044

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418 Duke Ct.
Gibsonia, PA 15044

Resident
420 Duke Ct.
Gibsonia, PA 15044

Resident
208 Hytyre Farms
Gibsonia, PA 15044

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331 Saddlebrook Rd.
Gibsonia, PA 15044

Resident
623 Whispering Pines
Gibsonia, PA 15044

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625 Whispering Pines Dr.
Gibsonia, PA 15044

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634 Whispering Pines Dr.
Gibsonia, PA 15044

Resident
635 Whispering Pines Dr.
Gibsonia, PA 15044

Resident
711 Crystal Spring Ct.
Gibsonia, PA 15044

Glasso Development Company
4201 Cohasset Ln
Allison Park, PA 15101

Resident
715 Crystal Springs Ct.
Gibsonia, PA 15044

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717 Crystal Springs Ct.
Gibsonia, PA 15044

Resident
338 Saddlebrook Rd.
Gibsonia, PA 15044

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705 Crystal Spring Ct.
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713 Crystal Spring Ct.
Gibsonia, PA 15044

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617 Whispering Pines Dr.
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627 Whispering Pines Dr.
Gibsonia, PA 15044

Resident
4286 Clendenning Rd.
Gibsonia, PA 15044

Resident
206 Hytyre Rd.
Gibsonia, PA 15044

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212 Hytyre Rd.
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214 Hytyre Rd.
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220 Hytyre Rd.
Gibsonia, PA 15044

Resident
213 Hytyre Rd.
Gibsonia, PA 15044

Resident
215 Hytyre Rd.
Gibsonia, PA 15044

ADJOURNMENT/PUBLIC HEARING

I MOVE TO ADJOURN THE PUBLIC HEARING AT _____ P.M.

MOTION SECOND AYES NAYES

MRS. JORDAN	—	—	—	—
MR. MAUDHUIT	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MR. KARPUI	—	—	—	—