

**WEST DEER TOWNSHIP PLANNING COMMISSION**  
**JANUARY 26, 2017**

Mark Schmidt called the Meeting to order with the following members in attendance: John Butala, Kathy Rojik, and Robert Bechtold

Absent Members: Adam Woods, Tim Phelps and Ted Gall

Other Attendees: William Payne and Sandy Nelko of Shoup Engineering

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Reorganization meeting was held for 2017. (See Reorganization minutes.)

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Minutes from December 22, 2016 were submitted and stand approved.

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**WORKSHOP MEETING**

**McIntyre Heights**

*(Represented by John Schleicher, Gibson-Thomas Engineering and Todd Rossman, Richland Holdings)*

Located off McIntyre Road/Property zoned R-2: Semi-Suburban Residential District.  
Property measures 38.7 acres.

Original plans were submitted with a total of 98 units (76 units/townhouses in front and 22 units/duplex in rear of property). Due to road layout and length of cul-de-sac concerns from previous meetings, the plan layout has changed. Consideration was given to the front portion (original townhouses) for driveways and general parking. Updated plan consists of 69 units (37 patio/single family homes and 32 duplex units in rear).

Patio homes are single family, no adjoining wall on narrower lots than typical single family homes. (Described as duplex cut in half.) One story living only, basements would be an option to buyer. Each patio home will have a 2 car garage with total square footage to be around 1600. No maintenance as a Home Owner's Association will be implemented that includes maintenance of lawn. Main difference between patio home and single family is narrow lots and setback requirements.

Developer will still be submitting a PRD waiver for:

1. Cul-de-sac lengths
2. Lot sizes
3. Building spacing: asking for 24 feet building separation vs. 30 feet

Mr. Schleicher stated that the oversize width of the cul-de-sacs was favored by the Fire Department Chief. Mr. Payne did state that both the fire department and the road department do not like the island in the middle of the cul-de-sac as it makes navigating trucks cumbersome. The Developer and their engineer feels that the island breaks up the appearance of the asphalt due to the cul-de-sac being oversized. Have intentions to plant a tree in middle of island for landscaping. Mr. Payne did warn them that the road department will be pushing snow onto the island and salt from road will harm the landscaping. Was suggested that some place can be designated to push/pile snow instead of island.

**Greystone Fields, 4085 Sandy Hill Road, Gibsonia**

*(Represented by Adam Alexandrunas)*

Mr. Alexandrunas proposed to convert an existing barn (50 ft x 64 ft) into a place of assembly to host small gatherings (up to 80 people) for family picnics, rehearsal dinners, graduation parties, etc. Events will not be held when the main building, Greystone, is in use. Hope to rent the barn/pavilion 1 day a week or less, events to be 2 to 6 hours. Existing barn is metal on 3 sides with sliding doors in front. Barn has cement floors and electricity. Clients will bring in or cater food and beverages. No cooking will be provided at barn. Behind the barn, presently, is a fill site for Ryan Homes in Richland.

Property is on septic system and at this time, Mr. Alexandrunas would be renting sewage facilities for the events. Mr. Payne provided him with the Allegheny County Septic Officer contact for his recommendations/requirements. Mr. Payne stated that he would follow the Counties recommendations regarding the sewage facilities.

Mr. Schmidt advised on issues to be addressed when formal application is submitted:

1. Anticipated noise levels.
2. Overall map showing existing trees, current site as it relates to neighbors.
3. Details of landscaping.

**OTHER BUSINESS:**

1. Township engineer submitted various zoning ordinances from other Township's regarding the setbacks (PRD requirements). Will check with fire code for fire separation. Mr. Payne's concern is for the fire trucks and personnel to be able to access between buildings.
2. Mr. Payne started a discussion regarding the addition/correction of the present zoning ordinance:
  - Beekeeping to be included in the zoning ordinance. Suggested fencing around area with signage, must follow the rules and regulations of the Dept. of Agriculture, and register with the State who can inspect beekeeping area. Mr. Schmidt suggested to require a setback as the States does not have any setbacks. Instead of restricting zoning, he suggested setbacks to be so far from property line and so far from nearest dwelling. For these types of situations that haven't been addressed in the zoning ordinance, Mr. Schmidt suggested that government rules/regulations are to be followed with reasonable setbacks or conditions set by the Zoning Officer to protect the public. Mr. Bechtold suggested that property is to have signage to inform neighbors and the public of what is contained on property.
  - In the beginning section of the ordinance, Mr. Payne would like to incorporate the requirements for building permits and occupancy permits. Also suggested that if a property owner did not obtain a building permit, the penalty would be a double permit fee or minimum fine of \$100.
  - Some definitions to be reworded in the zoning ordinance. Needs to add industrial housing and manufactured home to definitions. Add stipulations for manufactured homes, i.e., crawl space, slope roofs.

Mr. Payne will review the total zoning ordinance and redline changes/additions. This will be passed on to the Planning Commission members for review.

