

THESE MINUTES ARE UNAPPROVED AND UNOFFICIAL UNTIL APPROVAL AT THE FOLLOWING MEETING.

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, February 14, 2011

Pine Township Municipal Building

This session of the Township of Pine Planning Commission was called to order at 7:05 p.m. by Michael Hansen, Chair.

Members in attendance were: Michael Hansen, Chair; Pasquale Avolio, Vice-Chair; John Lombardo, Shannon Miller-Yeakel, and Garrin Welter. Also present were Larry Kurpakus, Director of Code Administration and Land Development; and Timothy R. McClelland, Lennon, Smith, Souleret Engineering, Inc.

There were five visitors present.

Mr. Hansen explained that the Planning Commission is a recommending body and all approvals must be received from the Board of Supervisors.

PLEDGE OF ALLEGIANCE

MINUTES

Motion was made by Mr. Lombardo and seconded by Ms. Miller-Yeakel to approve the minutes of the January 10, 2011 Planning Commission meeting. As Mr. Welter and Mr. Avolio were not in attendance at that meeting, a roll call vote was taken with Mr. Hansen voting aye, Mr. Lombardo voting aye, and Ms. Miller-Yeakel voting aye, with Mr. Welter and Mr. Avolio abstaining. Motion carried.

WEXFORD STORAGE LAND DEVELOPMENT (Continuation)

Mr. Kurpakus reported that the Wexford Self-Storage, Building 2, project includes the construction of a 18,450 square foot free-standing self-storage building with associated parking, stormwater management, and landscaping. Mr. Kurpakus noted that freestanding self-storage buildings are a Conditional Use within the "C-1/TCDO" Zoning District. He advised that the first building is 27,000 square feet of storage building and was completed in 2008. Mr. Kurpakus added that included with the request is an ancillary use as a U-Haul vehicle rental provider.

Mr. McClelland highlighted his review of February 14, 2011.

Mr. John Schleicher, Gibson Thomas Engineering pointed out that customer parking will be located in the front of the structure and five off-street parking spaces are provided in the back to comply with the Fire Marshal's review. Mr. Schleicher noted that the submission is consistent with Building 1 and most of the requested waivers are related to buffer and fencing for the shared access.

WEXFORD STORAGE LAND DEVELOPMENT (Continued)

Mr. Welter questioned if it has been determined that the building is sufficiently situated so as not to be impacted by the existing steep slope to the west.

Mr. Schleicher confirmed that in accordance with the Fire Marshal's review, a minimum of 6 feet will exist between the building and the contour.

Mr. Avolio questioned if the applicant was agreeable to construction of this building having the same ten conditions as the Phase 1 approval, as that would negate the need for waivers other than one for the Conditional Use.

Mr. Terry Serafini was present and agreed to that stipulation.

Mr. Hansen questioned the building materials and Mr. Serafini advised that all materials are identical to Phase I other than the western side, which will be siding.

Motion was made by Mr. Avolio and seconded by Ms. Miller-Yeakel to recommend to the Board of Supervisors, approval of the Wexford Self-Storage Conditional Use Request with the following conditions. 1) Building materials are to be light brown 4" block and a green standing seam roof, consistent with Building 1 approval, other than the western side, which will be siding. 2) Parking and storage for U-Haul vehicles to be limited to the five spaces located on the south side of the building. 3) Hours of operation are to be limited to 6:00 a.m. to 11:00 p.m. with special access permitted on a limited basis. 4) Subject to all conditions of Building 1 Conditional Use approval. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Avolio and seconded by Ms. Miller-Yeakel to recommend to the Board of Supervisors, preliminary and final approval of the Wexford Self-Storage Land Development Plan pursuant to Cover Sheet and Drawing RPI-1, drawn December 17, 2010; and LD-1, CP-1, LP-1, LT-1, and OD-1, all drawn December 17, 2010 and revised January 27, 2011; all drawn by E.A. Thaner & Associates and Site Plan drawn November 29, 2010 and revised December 20, 2011; and Elevation Plan drawn November 29, 2010, both drawn by TBS, Inc.; with the following conditions: 1) Compliance with the February 14, 2011 Lennon Smith Souleret Engineering review letter. 2) Compliance with the same ten conditions of the August 20, 2007 Building 1 approval. 3) Subject to a fee in lieu of streetwalk fronting the development, building entrance sidewalks, and bike parking. 4) A minimum of 6-foot clearance access around the building. The aye vote on the motion was unanimous. Motion carried.

200 WALLACE ROAD LAND DEVELOPMENT

Mr. Kurpakus reported that the subject property at 200 Wallace Road is located at the corner of Wallace and Swinderman Roads and in the "C-2/TCDO" Zoning District. He informed that the applicant proposes renovation of the existing residential structure for business office use, which will include construction of parking, stormwater management, landscaping, and pedestrian amenities on both Swinderman Road and Wallace Road.

200 WALLACE ROAD LAND DEVELOPMENT (Continued)

Mr. McClelland noted that his February 7, 2011 letter of review listed existing non-conformities.

Mr. Matt Kneidel, Trant Corporation, listed three modifications they were seeking for the aisle width for the parking lots, the street-level façade, and the parking lot ingress and egress. He pointed out that an existing Sunoco gas line limits stormwater management and parking locations.

Mr. Avolio stated that the modifications would not be necessary if they comply with fill requirements other than where restricted at the gas line and if the entrance is modified to staff approval.

Mr. Hansen questioned the anticipated tenant.

Mr. Walter Rausch, Confluence Advisors, stated that his investment banking firm is now located at 12300 Perry Highway and will move to this location once the renovation is complete.

Motion was made by Mr. Avolio and seconded by Mr. Welter recommend to the Board of Supervisors, that a waiver be granted for the parking lot aisle to be reduced from 24 to 20 feet and the parking lot egress be reduced from 24 to 20 feet solely within the location of the Sunoco gas line due to topographic and physical constraint and requirements of pipeline company. The aye vote on the motion was unanimous. Motion carried.

Motion was made by Mr. Avolio and seconded by Ms. Miller-Yeakel to recommend to the Board of Supervisors, preliminary and final approval of the 200 Wallace Road Land Development Plan, pursuant to the Cover Sheet and Drawings C101, C102, C301, C601, C602, C603, C801, L101 all drawn January 21, 2011 and prepared by Trant Corporation with the following conditions: 1) Compliance with the February 7, 2011 review letter of Lennon Smith Souleret Engineering. 2) Façade to be improved to comply with all applicable transparency requirements at the time of building permit issuance. The aye vote on the motion was unanimous. Motion carried.

ADJOURNMENT

Motion was made by Ms. Miller-Yeakel and seconded by Mr. Lombardo to adjourn. The aye vote on the motion was unanimous. Motion carried.

The meeting adjourned at 7:35 p.m.