

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

MINUTES OF TOWNSHIP OF PINE PLANNING COMMISSION MEETING

Monday, July 11, 2011

Pine Community Center

This session of the Township of Pine Planning Commission was called to order at 7:07 p.m. by Michael Hansen, Chair.

Members in attendance were: Michael Hansen, Chair; Joel Dennison; John Lombardo; Jeffrey McGeary; Shannon Miller-Yeakel; and Garrin Welter. Also present were Larry Kurpakus, Director of Code Administration; and Tim McClelland, Lennon, Smith, Souleret Engineering, Inc. The absence of Pasquale Avolio, Vice-Chair, was noted.

There were four 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 June 13, 2011 Planning Commission meeting. The aye vote on the motion was unanimous with the exception of Mr. McGeary who abstained due to his absence at that meeting. Motion carried.

WESTERN PA SURGERY CENTER

Mr. Kurpakus reported that Western PA Real Estate Partners is proposing the construction of a 24 stall employee parking lot to serve the surgery center in Stonewood East. He noted that the proposal requires approval of conditional use, subdivision, land development, and an ordinance to vacate a Township road right-of-way area on Swinderman Road, no longer in use.

Mr. McClelland reported that the Lennon Smith Souleret Engineering review of July 5, 2011 listed outstanding issues with the submission.

Mr. Don Trant, Trant Corporation, introduced Guy Drenzo of Western PA Real Estate Partners; the adjoining property Jack Murtaugh; and Mr. Murtaugh's legal counsel Thomas May.

Mr. Dennison questioned if the parcel was to be used for employee parking and Mr. Trant replied that was the applicant's intent. Mr. Dennison questioned if overnight parking would occur and Mr. Drenzo advised that the surgery center does not operate overnight.

Mr. Hansen recommended that approval restrict the parking lot to Stonewood development use.

WESTERN PA SURGERY CENTER

Conditional Use

Motion was made by Mr. Dennison and seconded by Mr. McGeary to recommend to the Board of Supervisors, granting of Conditional Use to the Western PA Surgery Center with the following conditions: 1) Use of the parking area is exclusively for overflow and employee parking for the adjacent Stonewood Commons development. 2) Signage to be installed prohibiting overnight parking. 3) Contingent on land development and subdivision approval. 4) Compliance with the July 5, 2011 review of Lennon Smith Souleret Engineering as it relates to conditional use. The aye vote on the motion was unanimous. Motion carried.

Land Development

Mr. Kurpakus reported that the Township Code requires land development approval for the property use. He pointed out that stormwater management, landscaping, and pedestrian improvements are proposed.

Mr. Trant advised that although the existing landscaping does buffer the site, additional vegetation will be provided. Mr. Trant added that stormwater detention will tie into the Swinderman Road outlet.

Mr. Trant requested relief from the bicycle parking requirements.

Mr. Kurpakus felt that was reasonable, as bicycle parking is provided at all the Stonewood East buildings.

Mr. Lombardo questioned how the parking spaces would be restricted to designated employees.

Mr. Drenzo surmised the spaces could be numbered and signage would restrict other vehicles.

Mr. Lombardo requested an additional parking lot light to the existing two.

Mr. Trant expressed his intent to clarify on the drawing that a street light exists in that location.

Mr. Lombardo observed that the landscaping appears to encroach onto the Murtaugh property but Mr. Trant advised that it did not.

Mr. Murtaugh expressed his satisfaction with the landscaping plan.

WESTERN PA SURGERY CENTER

Land Development (Continued)

Ms. Miller-Yeakel questioned if the parking lot sidewalk will connect to the existing sidewalk and surgery center building and Mr. Drenzo advised that there will be two accesses from the sidewalk to back and side entrances.

Mr. Hansen questioned if Western PA Real Estate envisioned any other use than parking for the lot and Mr. Drenzo stated that he was not aware of any other intent. Mr. Hansen asked that ample buffering of the lot from Route 19 be provided, which Mr. Trant acknowledged.

Motion was made by Mr. Dennison and seconded by Ms. Miller-Yeakel to recommend to the Board of Supervisors, preliminary and final approval of the Western PA Surgery Land Development pursuant to Cover Sheet and Drawings C101, C102, C103, 1 of 2, 2 of 2, C301, C302, L101, L201, C601 and C6702, all drawn by Trant Corporation and dated June 17, 2011 with the following conditions: 1) Incorporate all conditional use approval conditions. 2) Compliance with the July 5, 2011 letter of review of Lennon Smith Souleret Engineering as it relates to land development. 3) Approval of the draft ordinance for vacation of Swinderman Road 4) Waiver of bicycle parking requirement. The aye vote on the motion was unanimous. Motion carried.

WESTERN PA SURGERY CENTER – Subdivision

Mr. Kurpakus reported that a lot line modification is needed to accommodate the entrance from Swinderman Road. He added that the elimination of the Township (Swinderman Road) right-of-way, no longer in use, is proposed.

Mr. Trant explained that the current right-of-way is the only access to the property and swapping a section with Mr. Murtaugh would improve the access. He noted that both lots will maintain the required size.

Motion was made by Mr. Dennison and seconded by Mr. McGearly to recommend to the Board of Supervisors, preliminary and final approval of the Western PA Surgery Center Subdivision pursuant to: 1) Approval of draft ordinance for vacation of Swinderman Road. 2) Compliance with the Lennon Smith Souleret Engineering review of July 5, 2011 relative to the subdivision plan. 3) Conditions of conditional use are to be incorporated. 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 7:40 p.m.