

**PLANNING COMMISSION MEETING
MINUTES**

September 14, 2020

Time: 7:00 pm

Location: Clinton Twp. Public Works Garage, 711 Saxonburg Blvd., Saxonburg, PA

Call to Order

Chairperson Kevin Corace called the meeting to order at 7:02 pm.

Pledge of Allegiance

Roll Call

Kevin Corace, Chairperson
Gabe Ciafre, Vice Chairperson
Bill Duncan
Pat Hebda
Todd Cress - excused
Barb Bartley, Secretary

Staff in Attendance

Tom Hartwig, Consulting Engineer
Linda L. Harigan, Secretary/Treasurer
Kathy Allen, Planning Commission Liaison/Chairperson of the Board of Supervisors
Luke Brewer, Road Foreman

Public Comments - *Agenda Items*

No Public Comment

Approval of Minutes from July 6, 2020 Meeting

Motion by Bartley to approve the minutes of July 6, 2020. Second by Ciafre. Motion passed

New Business

• **John Allen III and Andrew Allen – 1046 Ekastown Rd**

The Allen Property was presented for the second time at a public Planning Commission meeting for the items below:

- 15-foot set-back
- Lot Line Revision
- Discuss Conditional Use

Discussion:

Mr. Allen III, gave a narrative, requesting a storage building to be built up to the neighboring property by 15' setback. This was presented with a verbal variance by the neighboring property owner. It was also explained that the neighboring property was locked into a land preservation agreement and that no development will ever occur. Also' the request was made for a 1 (one) acre subdivision. Immediately Mr. Duncan stated that a subdivision was out of the question. Mr. Allen stated that he was interested in having this acre for access to the neighboring property for farming. Both Mr. Duncan and Mr. Corace informed Mr. Allen that a possible right away may be considered but not a subdivision for a stand-alone lot. The simple subdivision was completely dropped from discussion

Next Mr. Corace asked about the size of the proposed storage building to the possible future property owner Mr. McKowan. Mr. McKowan stated that the building would be 48' x 100' Mr. Corace also commented that the roof overhang would bring the total square footage to the 5,000 sq. ft. storm water management requirements. Mr. Hartwig confirmed that existing gravel lot would be the same sq. ft. area as the roof, but a storm water application would still be needed.

Mr. Ciafre went into an informational explanation on pervious and impervious surfaces and what is needed when calculating.

Mr. Ciafre then talked about the storage building encroaching over the setback requirement. Mr. Allen III again stated that the property owner was fine with providing a variance and that the property was in Land Preservation.

Mr. Ciafre stated that this would be something for the Zoning Hearing Board.

Mr. Duncan then commented that by placing the building in this location it would be consistent with the Corridor Preservation, our Comprehensive Plan, the Greenway Plan, and would leave the remaining property to still be open space, but agreed that it would still have to be decided by the Zoning Hearing Board.

Mr. Ciafre mentioned that a recommendation could be passed along to the Zoning Hearing Board. Mr. Duncan stated that the recommendation should probably be in a motion format. Chairperson Corace then asked for a motion. Mr. Duncan made the motion. Mr. Ciafre then expressed that he thought it could be inappropriate for a motion to be presented and motion was dropped. It was mentioned by Mrs. Harigan that minutes would not be approved until October meeting and only then would it be on website for viewing.

Mrs. Bartley then questioned Mr. McKowan on the amount of traffic, number of employees, hours of operation and type of work being performed on sight. Mr. McKowan explained that materials would be dropped off weekly or bi-weekly basis and stored in the storage building until taken to customer for installation. Mr. Corace questioned about parking lot size being adequate for trailer trucks and Mr. McKowan assured that it was and has already brought trucks in with no problems

Motion by Ciafre, if the Allen's are successful in obtaining a Variance on the setbacks excluding the subdivision, the Planning Commission will recommend approval of the Conditional Use. Second by Bartley. Motion passed

- **Arthur F. Biernesser – 100 Deer Creek Road**
 - Lot Line Revision

Mr. Biernesser was combining a lot size of 5.44 acres along with a lot size of 1.56 acres to create one 7.00-acre parcel. Previewers Ciafre and Bartley presented their review of the properties and had no other remarks.

Motion by Ciafre to accept the plan as presented and recommend passing plan to the Board of Supervisors. Second by Bartley. Motion passed.

- **Glenn Burd – 315 Sunmine Road**
 - Lot Line Revision

Discussion only

Previewers Ciafre and Bartley reported that the property was visited and reviewed. He asked Mr. Burd to clarify the purpose of the revision and there were not any issues with revision.

- **Pittsburgh Power Inc – 3651 Noah Drive**
 - New Building

Discussion:

Mr. Craft, from Olsen Engineering submitted the proposed accessory structure, the size is 60' x 50' or 3,000 sq. ft., it will be located over existing gravel parking area. He stated to comply with existing Stormwater Management the roof drains will be connected into existing On-site conveyance system. Mrs. Bartley asked what the building would be used for and Mr. Craft replied mostly storage. Mr. Ciafre question the noise level and assured was by Mr. Craft there would not be a noise issue. Previewers Ciafre and Bartley reported that the property was visited and reviewed.

Motion by Bartley to accept the plan as presented and recommend passing plan to the Board of Supervisors. Second by Ciafre. Motion passed

- **SunCap Property Group-1200 S. Noah Drive**
 - Craig Bishop from HRG presented the Site Plan Review for a Distribution Center.

Discussion:

Mr. Bishop, from HRG, representing SunCap submitted the size of building percent lot coverage as 12%, the maximum lot cover is 10% and the Plan identified that they need 11 TDRs. Mr. Bishop said there would be 29 bays for truck parking and the truck traffic in the Industrial Park should not increase. There will be 50 employees per shift and there will be 2 shifts. SunCap will need to be concerned with height and slope of the land and the need for an 8-foot fence. The Planning Commission identified that SunCap was encroaching on the side yard and they will need a 50-foot rear setback. SunCap has submitted a letter from the Sewer Authority

Planning Commission agreed to recommend the plan to the Board of Supervisors requiring the items listed below to be presented and/or supplied:

- ✓ Requires Performance Bond
- ✓ Excess Maintenance Agreement
- ✓ Lighting Details
- ✓ Sign Certificates on Front Page of Drawings
- ✓ Provide a check for Transfer Development Rights

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- ✓ Letter from Conservation District
- ✓ Letter from DEP
- ✓ Letter of Assurances
- ✓ Setback lines corrected
- ✓ 8-foot high fence added

Motion by Duncan to recommend the plan to the Board of Supervisors providing all requirements are meant. Second by Ciafre. Motion passed

Old Business

No Old Business

Correspondence

No Correspondence

Other Business

No Other Business

Previewers for September 2020

Pat Hebda and Bill Duncan

Public Comments – *Non-Agenda Items*

Next Meeting October 5, 2020 at 7:00 pm

Next Workshop October 5, 2020 at 6:00 pm

Adjourn Meeting : Time 8:18 pm

Motion by Bartley to adjourn the meeting. Second by Gabe. Motion passed

Respectfully Submitted


Linda L. Harigan, Secretary/Treasurer

