



PLANNING COMMISSION

MEETING MINUTES

**THURSDAY, JULY 7, 2022
7:00 P.M.**

MUNICIPAL BUILDING – BOARD MEETING ROOM

The meeting was called to order at 7:00 P.M. with Chairman Chuck Kyle presiding.

MEMBERS PRESENT:

Chuck Kyle, Chairman
Bill Fitzgerald, Vice Chairman
Matt Gilfillan, Secretary
Dan Klaas, Board Member
Sue Walls, Board Member

STAFF/CONSULTANTS PRESENT:

Shawn Wingrove, P.E., Township Engineer
Thomas McDermott, Esq., Township Solicitor
Andrew Hartwell, AICP, Assistant Township Manager
Mike Wozniak, Community Planner
Debbie Midgley, Recording Secretary
John Trant, Consultant, Strategic Solutions

MEMBERS ABSENT:

Fred Lutz, Board Member
Linda Diffendal, Board Member

STAFF/CONSULTANTS ABSENT:

None.

OTHERS PRESENT:

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Ryan Wiggins, Databank
Rachael McCune, Langan Engineering
Dale Wachter, Wachter-Willis Consulting
Sandy Skarupa, 4721 Main Street
Matt Brown, Strategic Solutions. LLC
Edward Napoleone, Nappie's Food Service
Pat Cooper, Gateway Engineers

ADMINISTRATIVE:

A motion was made by Mr. Chuck Kyle, seconded by Ms. Sue Walls, to approve the minutes from the June 2, 2022 meeting. Motion carried.

REPORTS:

Community Development Report- May 2022

There were no comments.

PUBLIC COMMENT: (Any item not on the agenda)

There were no public comments.

OLD BUSINESS:

- 1. Application 2022-2-SU – A&E Land Development Consolidation Plan No. 2** – An application for preliminary and final approval of a land development (simple subdivision) on 28.78 acres of land located at 8051 Steubenville Pike, Oakdale, PA, 15071, in the B-2 General Business Zoning District (Allegheny County Parcel ID Nos. 799-B-4 & 799-E-2).

Plans were previously provided in March. This application was tabled at the April 7, 2022, PC Meeting to be acted upon at a future meeting pending action on requested variances related to the companion site plan application by the Zoning Hearing Board.

Mr. Kyle asked if there is a representative present.

Mr. Pat Copper from Gateway Engineers is present along with Mr. Ed Napoleon from Nappie's Food Service.

The applicant is seeking to consolidate two lots into one, to allow one parcel ID through Allegheny County.

Mr. Wozniak had no comments.

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Mr. Wingrove said there are a few minor items to be cleaned up on the plan presentation before recording with the County, nothing that would change the substance of the plan.

Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Mr. MATT GILFILLAN, SECONDED BY Mr. BILL FITZGERALD, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, APPLICATION 2022-2-SU, A&E LAND DEVELOPMENT CONSOLIDATION PLAN NO. 2, CONTINGENT UPON ALL ITEMS BEING ADDRESS IN THE TOWNSHIP’S REVIEW LETTER DATED, JULY 5, 2022, AND LSSE’S REVIEW LETTER DATED FEBRUARY 11, 2022.

ROLL CALL:

CHUCK KYLE	YES
BILL FITZGERALD	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
SUE WALLS	YES

- 2. Application 2022-3-SP – Nappie’s Food Service – Phase 5** - An application for preliminary and final approval of a land development (site plan) for a 52,790 S.F. building expansion with associated site improvements on 28.78 acres of land located at 8051 Steubenville Pike, Oakdale, PA, 15071, in the B-2 General Business Zoning District (Allegheny County Parcel ID Nos. 799-B-4 & 799-E-2).

This application was tabled at the April 7, 2022, PC Meeting

Mr. Pat Copper from Gateway Engineers is present along with Mr. Ed Napoleon from Nappie’s Food Service.

Mr. Cooper said the Zoning Hearing Board granted the applicant’s variance requests on June 29, 2022, and the applicant is now able to proceed with the land development application.

Mr. Cooper gave a brief overview of the plan as well as the two modifications the applicant is requesting.

- A. A modification has been requested for the provision of streetlights to be a condition of future proposed residential development (§22-405.1)
- B. A modification has been requested to not provide a secondary access point (§22-504.10.A.2.a)

There was a discussion in regard to the two modification requests.

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Mr. Wozniak said the applicant and the Township were able to come up with a solution with the planting of trees required on the site.

Mr. Wingrove said the review letter comments have been discussed, along with the two modification requests. All that remains are a few administrative items, the last technical comments were addressed the previous week and the stormwater comments were addressed by the issuance of his last review letter. All that remains are the two modification requests.

Mr. Napoleon said at this time he has no intentions to do any future residential development. At this time, he is focusing on adding on to the warehouse.

Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion on the modification request for the installation of streetlights.

A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY NONE, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF THE MODIFICATION REQUEST FOR THE PROVISION OF STREETLIGHTS TO BE A CONDITION OF FUTURE PROPOSED RESIDENTIAL DEVELOPMENT (§22-405.1).

MOTION DENIED.

Mr. Kyle asked for a motion on the modification request for a secondary access point.

A MOTION WAS MADE BY Mr. MATT GILFILLAND, SECONDED BY Ms. SUE WALLS, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF THE MODIFICATION REQUEST TO NOT PROVIDE A SECONDARY ACCESS POINT (§22-504.10.A.2.A)

ROLL CALL:

CHUCK KYLE	YES
BILL FITZGERALD	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
SUE WALLS	YES

Mr. Kyle asked for a motion on the application.

A MOTION WAS MADE BY Mr. MATT GILFILLAND, SECONDED BY MR. DAN KLAAS, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, APPLICATION 2022-3-SP NAPPIS'S FOOD SERVICE-PHASE 5, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP'S REVIEW LETTER DATED JULY 5, 2022, AND LSSE'S REVIEW LETTER DATED JULY 1, 2022.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS YES**

3. Application 2022-5-SP – PIT3 Databank Center Expansion

An application for preliminary and final approval of a land development (simple subdivision and major land development) on 17.01 acres of land located at 35 Summit Park Drive, Pittsburgh, PA 15275, in the B-2 General Business Zoning District (Allegheny County Parcel ID No. 497-B-1).

This application was tabled at the June 2, 2022, PC Meeting

Mr. Kyle asked if there is a representative present.

Ms. Rachael McCune from Langan Engineering is present.

Ms. McCune gave an overview of the Databank Center, the plan proposes the construction of a 90,000 square foot building. The project includes impervious walkways and parking, a retaining wall, extended access drives and new stormwater management on the existing site.

Mr. Wozniak said he has no comments, all issues have been resolved.

Mr. Wingrove said there are a handful of comments remaining and emailed them to the applicant yesterday, regarding the architectural elevations which were resubmitted and that should be resolved. There are some clean up stormwater items in relation to the emergency spillway and conveyance calculations. The applicant has indicated those items can be addressed before building approval.

Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Ms. SUE WALLS, SECONDED BY MR. MATT GILFILLAN, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF APPLICATION 2022-5-SP- PIT3 DATABANK CENTER EXPANSION, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED JULY 5, 2022 AND LSSE’S REVIEW LETTER DATED JULY 5, 2022.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
MATT GILFILLAN YES**

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**DAN KLAAS YES
SUE WALLS YES**

NEW BUSINESS:

- 1. Application 2022-6-SU – Skarupa Lot Line Consolidation Plan** – An application for preliminary and final approval of a Simple Subdivision (Lot Line Revision) on 0.28 acres located at 4721 Main Street, Imperial PA, 15126, in the R-2 Suburban Residential Zoning District (Allegheny County Parcel ID Nos. 1041-R-14 & 1041-R-3).

Mr. Kyle asked if there is a representative present.

Mr. Dale Wachter of Wachter-Willis Consulting as well as Ms. Sandy Skarupa are present.

Mr. Wachter said the applicant is consolidating two tax parcels into one tax parcel. A review from LSSE has been done, and a couple of items have been addressed. He said one of the issues is a Township requirement to dedicate additional right of way to get to what is to be considered the Township Construction Standards. He said that was addressed and resubmitted to LSSE today, and it is not in the best interest of the applicant to increase the right of way, by doing so the right of way will go through the existing house. He would like to request a waiver to that requirement and submitted that request and is awaiting a decision.

Mr. Wozniak said he is in favor of the modification request to Sec. 504.1.1. He also received minor comments from the County. He sees no issues with moving forward.

Mr. Wingrove said he has no additional comments, and would not object to the modification request.

Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion on the modification request.

A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF THE MODIFICATION REQUEST TO SEC. 504.1.1, THE TOWNSHIP CONSTRUCTION STANDARDS REQUIRING ALL TOWNSHIP ROADS HAVE A MINIMUM FIFTY FEET RIGHT OF WAY.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS YES**

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Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion on the application.

A MOTION WAS MADE BY Mr. BILL FITZGERALD, SECONDED BY Mr. DAN KLAAS , AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF APPLICATION 2022-6-SU-SKARUPA LOT LINE CONSOLIDATION, CONTINGENT UPON ALL ITEMS BEING ADDRESSED IN THE TOWNSHIP’S REVIEW LETTER DATED JULY 5, 2022 AND LSSE’S REVIEW LETTER DATED JUNE 24, 2022, AND CONTINGENT UPON IDENTIFYING WHICH 2 YARDS ARE THE FRONT YARD AND WHICH 2 YARDS ARE THE SIDE/REAR YARD.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS YES**

2. ORDINANCES:

Mr. Hartwell said Proposed Ordinance No. 499 and Proposed Ordinance No. 500 are the result of several months of planning and review with John Trant from Strategic Solutions, along with the Planning Commission Board.

- 1. Proposed Ordinance No. 499- PRD REQUIREMENTS-** An amendment to the zoning ordinance (Chapter 27) updating requirements for Planned Residential Developments (PRDs).

Mr. Kyle asked if there were any questions or comments, hearing none he asked for a motion.

A MOTION WAS MADE BY Mr. MATT GILFILLAN, SECONDED BY Mr. DAN KLAAS, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF PROPOSED ORDINANCE NO. 499.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS YES**

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- 2. Proposed Ordinance No. 500 - TND Mixed Use Overlay District-** An amendment to the zoning ordinance (Chapter 27) establishing a TND Mixed-Use Overlay District.

Mr. Kyle asked if there were any questions or comments, hearing none he asked for a motion.

A MOTION WAS MADE BY Ms. SUE WALLS, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF PROPOSED ORDINANCE NO. 500.

ROLL CALL:

CHUCK KYLE	YES
BILL FITZGERALD	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
SUE WALLS	YES

- 3. Proposed Ordinance No. 501 - Public & Private Improvements Code (PPIC)-** An amendment to the Township Code of Ordinances to repeal Chapter 3, Construction Standards, and to enact a Public and Private Improvements Code.

Mr. Wingrove gave an overview of the proposed Public and Private Improvements Code (PPIC).

Mr. Kyle asked if there were any questions or comments, hearing none he asked for a motion.

A MOTION WAS MADE BY Mr. DAN KLAAS, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF PROPOSED ORDINANCE NO. 501.

ROLL CALL:

CHUCK KYLE	YES
BILL FITZGERALD	YES
MATT GILFILLAN	YES
DAN KLAAS	YES
SUE WALLS	YES

Mr. Hartwell said Proposed Ordinances, No. 502, No. 503, and No. 504 are updates to coordinate with the adoption of Proposed Ordinance No. 501.

- 4. Proposed Ordinance No. 502 – Stormwater Management Ordinance Amendments-** An amendment to the stormwater management ordinance (Chapter 19) to include various revisions relative to Public and Private Improvements Code.

Mr. Kyle asked if there were any questions or comments, hearing none he asked for a motion.

A MOTION WAS MADE BY Mr. MATT GILFILLAN, SECONDED BY Ms. SUE WALLS, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF PROPOSED ORDINANCE NO. 502.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS YES**

- 5. Proposed Ordinance No. 503 – Zoning Ordinance Amendments-** An amendment to the zoning ordinance (Chapter 27) to include various revisions relative to Public and Private Improvements Code.

Mr. Kyle asked if there were any questions or comments, hearing none he asked for a motion.

A MOTION WAS MADE BY Mr. DAN KLAAS, SECONDED BY Mr. MATT GILFILLAN, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF PROPOSED ORDINANCE NO. 503.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS YES**

- 6. Proposed Ordinance No. 504 – Subdivision and Land Development Ordinance Amendments-** An amendment to the subdivision and land development ordinance (Chapter 22) to include various revisions relative to Public and Private Improvements Code.

Mr. Kyle asked if there were any questions or comments, hearing none he asked for a motion.

A MOTION WAS MADE BY Mr. MATT GILFILLAN, SECONDED BY Ms. SUE WALLS, AND CARRIED, TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS, OF PROPOSED ORDINANCE NO. 504.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES**

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**MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS YES**

GENERAL DISCUSSION:

There were no comments.

Mr. Kyle asked if there were any further questions or comments, hearing none he asked for a motion to adjourn.

ADJOURNMENT:

A MOTION WAS MADE BY Mr. MATT GILFILLAN, SECONDED BY Mr. DAN KLAAS, AND CARRIED, TO ADJOURN THE MEETING AT 8:23 P.M.

ROLL CALL:

**CHUCK KYLE YES
BILL FITZGERALD YES
MATT GILFILLAN YES
DAN KLAAS YES
SUE WALLS YES**

Respectfully submitted,

Debbie Midgley
Planning Commission Recording Secretary