

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

JANUARY 18, 2017

MINUTES

The meeting was called to order at 7:30 p.m. by Chairman Ed Diel.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Ed Diel, Dennis Biondo, Daren Morgante, Kimberly Krivda, Georgiana Woodhall, Anthony Pokusa, Domenic Russo and Jason Straley.

REORGANIZATION

The Planning Commission then considered reorganization. Whereupon, Mr. Biondo duly made a motion that all positions remain the same and Mr. Russo seconded it. Upon a roll call vote, the motion carried unanimously.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of November 16, 2016, a motion was duly made by Mr. Morgante to approve them, as submitted and Mr. Russo seconded it. Upon a voice vote, the motion carried unanimously.

OLD BUSINESS

16-4-ST

HASHIM RAZA

The applicant is requesting site plan approval to construct a 4,704 square foot building for retail shops and associated site amenities. The property is located at 2646 Pitcairn Road in the C-2, Business/Commercial Zoning District.

The applicant has requested tabling and waived all time limits.

There being no discussion, Mr. Morgante duly made a motion to accept the tabling and Mr. Biondo seconded it. Upon a roll call vote, the motion carried unanimously.

NEW BUSINESS

16-5-ST

VASA ENTERPRISES

The applicant is requesting site plan approval to construct a 15,000 square foot building for retail shops, rental hall and associated site amenities. The property is located at 4678 Old William Penn Highway in the C-2, Business/Commercial Zoning District.

The applicant requested tabling and waived all time limits.

Mr. Straley explained the applicant was denied a parking variance from the zoning hearing board. He reported the applicant requesting tabling at this time to further review the plan.

Whereupon, Mr. Biondo duly made a motion to accept the tabling and Mr. Russo seconded it. Upon a roll call vote, the motion carried unanimously.

16-6-ST

DAY AUTOMOTIVE GROUP

The applicant is requesting site plan approval to construct an 820 square foot addition to the existing building for office and associated site amenities. The property is located at 1717 Golden Mile Highway in the C-2, Business/Commercial Zoning District.

The applicant requested tabling and waived all time limits.

16-3-SUB

DAY AUTOMOTIVE GROUP

The applicant requested final subdivision approval for the consolidation of Parcels 1243-E-83, 1243-E-131 and 1243-E-138 to create Parcel A totaling 1.15 acres. The property is located at 1717 Golden Mile Highway in the C-2, Business/Commercial Zoning District.

The applicant requested tabling and waived all time limits.

Mr. Straley reported the municipality did not receive any revised plans.

Whereupon, Mr. Morgante duly made a motion to accept the tabling of Application Nos. 16-6-ST and 16-3-SUB. Mr. Pokusa second it. Upon a roll call vote, the motion carried unanimously.

17-1-ST

THE IMAMIA ORGANIZATION OF PITTSBURGH

The applicant requested site plan approval to construct an 8,094 square foot church and associated site amenities. The property is located at 351 Old Haymaker Road in the M-1 Planned Industrial and R-2, Single-Family Residential. The application is a modification to previously approved Site Plan Application 14-8-ST and Conditional Use Application 14-5-C.

Mr. Straley reported this application was previously approved in 2015 and the property owner decided to reconstruct and modify their storm water facilities. He explained they submitted a plan but additional information is needed. He stated the applicant requested tabling and waived all time limits.

Whereupon, Mr. Biondo duly made a motion to accept the tabling of Application No. 17-7-ST and Mr. Russo seconded it. Upon a roll call vote, the motion carried unanimously.

17-1-SUB

KEITH J. BALASCHAK/ESTATE OF LEONARD A. O'CONNELL

The applicant is requesting final subdivision approval for a lot line revision of Parcels 859-D-231 and 859-D-310. The properties are located at 2309 Haymaker Road and 1004 Harvard Road in the R-2, Single-Family Residential Zoning District.

The applicant requested tabling.

Mr. Straley reported the applicant requested tabling because the revised plans have not been submitted.

Whereupon, Mr. Morgante duly made a motion to accept the tabling of Application No. 17-1-SUB and Mr. Russo seconded it. Upon a roll call vote, the motion carried unanimously.

17-2-ST

MUNICIPALITY OF MONROEVILLE

The applicant is requesting site plan approval to construct a 34-space parking lot and associated site amenities for the Westmoreland Heritage Rail Trail. The property is located at Saunders Station Road near the bridge crossing of Turtle Creek in the S conservancy Zoning District.

Mr. George Baron from Mackin Engineering came forward representing the Westmoreland Trailhead Project for the Westmoreland Heritage Trail. He explained they are proposing to construct a 34-space parking lot which will be paved and lit. He stated a storm water management facility has to be done to do the paving which they are proposing on the opposite side of Saunders Station Road. He reported they received the engineers' comments and he distributed updated plans. He further explained they updated the plans to address the comments and they added the pipe anchors for the detention facility outlet control structure. He stated they added a USGS map to reflect the project location and a trailhead sign to identify the parking lot use.

Mr. Russo referred to the detention pond and pointed out it is eight feet deep but it does not have a fence or signage which is located beside the trail. Mr. Baron stated that it is elevated above the trail so that a person would have to go up and over. Mr. Russo was concerned that there is nothing to stop anyone from doing that. Mr. Baron indicated they would construct a fence if required. Mr. Russo recommended it be done for liability reasons. He pointed out it is in an area where people will park and fish in the stream and a swimming pool is in the area. Mr. Russo also inquired about the lighting in the

parking lot in the entrance and handicapped area. Mr. Baron answered they are complying with the ordinance which is half a foot candle average minimum for the entire parking lot.

Mr. Straley reported he discussed this with him and explained that the handicapped parking space at the entrance of the site was lacking a half a foot candle. He suggested the head of the light may need to be adjusted. Mr. Baron explained they were going to move the pole with the existing lights one parking space closer to Saunders Station Road to provide additional illumination in the handicapped area. He further explained it requires only one pole but does not throw light onto Saunders Station Road.

Mr. Russo explained on the lower part adjacent to the creek there is an area built up approximately five feet from the grade. He questioned what would stop a car from going over the wedge curb and into the creek. He inquired whether any guardrails were proposed and Mr. Baron answered negatively. He stated the parking spaces will be delineated with striping. Mr. Russo was concerned with the slope towards the creek then there is a five-foot roll off from the edge of the curb. Mr. Paul Estock from the Municipality's Parks and Recreation Department came forward to inquire about the distance from the parking lot to the creek and Mr. Baron answered approximately 60 feet. Further discussion ensued.

Mr. Pakusa pointed out the filter socks were added to the plan and he questioned whether that was sufficient to cover for erosion and sedimentation plans or whether a more detailed plan was required. Mr. Scally responded this would serve as an erosion and sedimentation plan and he noticed the details were provided. Mr. Baron stated details are provided for all the BMPs on the plan. Mr. Scally inquired whether the Allegheny Conservation District reviewed an actual erosion and sedimentation plan. Mr. Baron explained there is no requirement for any National Pollutant Discharge Elimination System (NPDES) permit for anything less than one acre. He added they have a letter confirming that the Allegheny Conservation District approved the trailhead and the trail because it was considered maintenance. He stated there was no official review concerning adequacy. Further discussion ensued. Mr. Scally suggested that should be included in writing and Mr. Baron agreed to do so.

Mr. Scally referred to the operation and maintenance plan in the post construction storm water management plan and suggested it is required to be on the plan. Mr. Baron felt it was so minimal because of the scope of the project that it would only clutter the drawings. He added there will be an operation and maintenance agreement between the parties for the maintenance of the facility. Mr. Scally suggested something be included stating there is an operation and maintenance plan referring to the post construction maintenance plan and Mr. Baron agreed to do so.

Further brief discussion ensued. Mr. Scally inquired about the sanitary easement and Mr. Baron indicated that he contacted the Municipal Authority. He reported he was provided a drawing indicating in an adjacent subdivision plan up hill on Saunders Station Road that the sanitary sewers come from there down had a 20-foot wide easement but it was by the subdivision plan and did not extend through the railroad.

Mrs. Woodhall inquired whether the municipality will do inspections on the pond and Mr. Straley answered affirmatively. He added it needs to be finalized with an agreement between the municipality and the trail association for the maintenance and operation for the parking lot and maintenance of the pond. Mr. Baron reported they had a representative from the Westmoreland Parks and recreation present who is working on it.

Mr. Scally mentioned something else that was included with the permit for the county is to have a driveway occupancy permit ingress/egress. Mr. Estock reported it was done through the municipal engineering department. Mr. Straley added they have the HOP from the county for the trail crossing and Mr. Storey is working on revising the application for the parking lot.

There being no further discussion, a motion was duly made to approve Application No. 17-2-ST with the additional conditions as stated about the notes and the fence. Mr. Morgante seconded it and upon a roll call vote, the motion carried unanimously.

#### ADJOURNMENT

There being no further business to come before the planning commission, at this time, a motion was duly made by Mr. Biondo to adjourn the meeting at 7:57 p.m. and Mrs. Woodhall seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Ed Diel  
Chairman

ED/sam