

MUNICIPALITY OF MONROEVILLE

PLANNING COMMISSION

JULY 19, 2017

MINUTES

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

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

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

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Ed Diel, Dennis Biondo, Georgiana Woodhall, Anthony Pokusa, Domenic Russo, Paul Hugus, Paul Whealdon and Doug Beitko. Mr. Morgante and Ms. Krivda were absent.

APPROVAL OF MINUTES

There being no corrections, additions or deletions to the minutes of the Regular Meeting of May 17, 2017, a motion was duly made by Mr. Russo to approve them, as submitted, and Mr. Biondo seconded it. Upon a voice vote, the motion carried unanimously.

Furthermore, Mr. Biondo duly made a motion to approve the minutes of the Regular Meeting of June 21, 2017 and Mr. Russo seconded it. Upon a voice vote, the motion carried unanimously.

OLD BUSINESS

16-04-ST

HASHIM RAZA

The applicant is requesting site plan approval to construct a 5,096 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.

Mr. Richard Territ, Engineer, came forward to explain the property is located on the corner of Pitcairn Road and Northern Pike consisting of three quarters of an acre. He stated it would be for retail shops, parking and retention pond. He reported they would landscape along Pitcairn Road and Northern Pike. He added they have approval for the entrance off the county road and they addressed all the comments from MS Associates but they are still working on the storm water management issues. He explained their access is onto Pitcairn Road.

Mr. Whealdon inquired whether the county had been contacted concerning the access onto Pitcairn Road and Mr. Territ answered affirmatively. He explained they answered all their comments

and are waiting for their approval. Mr. Whealdon questioned whether the storm water connection is part of it and Mr. Territ answered affirmatively. He stated there are a few minor outstanding issues.

Mr. Russo inquired about the type of structure being built and Dr. Hashim Raza came forward to explain the building. He stated most of it is glass with concrete modular units (CMU) and there will be a concrete wall in the back. Mr. Russo questioned whether it would be a brick front and Dr. Raza answered it is split face, four inch block. Mr. Russo inquired whether it would be a block and Dr. Raza referred to the Best Buy Building. Further discussion ensued regarding the block. He stated they are proposing to do the 4 by 18 inch block. Mr. Hugus added it is a jumbo brick, is the same height but long and it is not a block. He stated a lot of buildings in Monroeville use it looks like a brick but is a structural member so they do not have to put two layers together.

Mr. Hugus inquired about the traffic circulation and questioned how a vehicle would turn around at the end of the parking lot if all the parking spaces were taken. Mr. Territ was uncertain. Mr. Hugus pointed out they have to have a means of turning around.

Mrs. Woodhall referred to the Allegheny County comments from September 24, 2016 and she read, "due to the compact design of the parking lot and lack of loading zone for deliveries, the applicant should provide a delivery truck and refuse truck turning plan with dimensional illustration of the largest delivery truck expected on the site". Further discussion ensued. Mr. Territ reported it was a totally different plan last year. Mr. Whealdon suggested the comments may still pertain as far as getting a delivery vehicle, i.e. a box van or garbage truck around. Mrs. Woodhall reported how she compared this with the original plan page by page trying to visualize from the comments and how the circulation would work. Mr. Hugus questioned where the loading would be done. Dr. Raza stated there will not be a door behind the building so the loading will take place in the front. Mr. Hugus inquired where the vehicle will be located to do loading and unloading. Dr. Raza indicated the delivery truck would have to park in one of the parking spaces. Mr. Hugus mentioned how all the parking spaces may be taken and was concerned about vehicles getting in and out of the parking lot. He again questioned how a vehicle would get out of the parking lot if they get to the end and all the parking spaces are taken and there is not enough space to turn around to get out. Further discussion ensued. Mr. Hugus disagreed with vehicles backing out of the parking lot onto Pitcairn Road.

Dr. Raza explained how they had a nice traffic flow through the parking lot when they had an access onto Northern Pike but PennDOT did not approve it. Mr. Hugus pointed out they are not providing proper traffic circulation through the parking lot. He suggested possibly making the building smaller to allow for proper circulation of vehicles and providing proper loading and unloading areas. Dr. Raza felt there would not be any large trailers making deliveries and it would just be delivery vans.

Mrs. Woodhall liked his idea and appreciated that he is proposing to build something in Monroeville but she referred back to the comments from September 2016 from the county where it states, "a different approach to the development may produce better results for an example, in a two-story building with a smaller foot print". She felt that may provide better circulation around the building. Dr. Raza agreed they need to address the circulation around the building better but a two-

story building is not feasible. He briefly reviewed how a two-story building is not practical and how they had a good traffic flow around the building with the second access but it was not approved by PennDOT. He stated he may be able to do something in the parking lot to allow for the loading area but a two-story building was not practical.

Mr. Territ indicated they may be able to put a loading dock on the side and Mr. Whealdon agreed it might work. He suggested if the building is shortened at the far end it would allow for an area for a three point turn. He stated the loading zone cannot block any parking or an isle way especially by an entrance. Further lengthy discussion ensued.

Mr. Hugus inquired whether it was proposed to be all retail and Dr. Raza answered affirmatively. Mr. Hugus pointed out that restaurants have different parking ratios. Dr. Raza indicated they could take care of the three-point turn around on the side of the building and move the dumpster. Further discussion ensued about deliveries. Mr. Whealdon suggested the plan should be reviewed further and possibly the building could be shifted or shortened, maybe a parking space could be eliminated and push the dumpster back. He stated then it could be measured with a scale and Mr. Hugus suggested they use a turning template on it to make sure the radius works.

Whereupon, Mr. Biondo duly made a motion to table Application No. 16-04-ST and Mrs. Woodhall seconded it. Upon a roll call vote, the motion carried unanimously.

17-1-ST

THE IMAMIA ORGANIZATION OF PITTSBURGH

The applicant is requesting 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 Zoning District. The application is a modification to previously approved Site Plan Application 14-8-ST and Conditional Use Application 14-5-C.

The applicant requested tabling and waived all time limits.

Dr. Hashim Raza reported the approved subdivision plan was not recorded with the county. He indicated he just heard from his attorney that the recording would be done and he hopeful to make a presentation next month.

Mr. Hugus inquired who would do the redesign and Dr. Raza stated Mr. Terret. He stated as soon as the contract is signed the redesign will be done.

Whereupon, Mr. Biondo duly made a motion to approve the tabling of Site Plan Application No. 17-1-ST and Mr. Pokusa seconded it. Upon a roll call vote, the motion carried unanimously.

17-3-ST
ZOKAITES PROPERTIES, LP
PENN MONROE SHOPS

The applicant is requesting site plan approval to construct a 29,430 square foot retail plaza, 7,165 square foot restaurant and associated site amenities. The property is located at 3985 William Penn Highway in the C-2, Business/Commercial Zoning District.

Mr. Greg Kourniotis from Mitall and Associates came forward to explain the request. He stated the proposed location is where the former Penn Monroe Bar was formerly located. He pointed out a large hollow and reported dirt has been brought it but it has not been compacted and it is not engineered filled. He reported the property contains 4.77 acres and the main driveway will have access off Route 22. He stated there is a secondary driveway on Duff Road and both driveways have full access onto the roads. He described the site as a strip center with a mixed use, retail store and a restaurant. He pointed out there will be two free-standing monument signs; one on Route 22 and one on Duff Road. He reported 237 parking spaces are required and they are proposing 243 spaces. He proposed an underground detention system that will collect water from the east side of the site, the south side and a portion of the west side and half of the roof system. He pointed out the bio-retention area, infiltration system and they proposed to relocate a sanitary sewer line. He explained their intent is to construct a public sanitary sewer line that comes up to service the two properties and he pointed out the area that will collect the sanitary sewage from the restaurant as well as the stores which will be a private sanitary sewer line. He explained there is an existing storm sewer that drops off of PennDOT's right-of-way then traverses, gets recollected and discharges behind the properties. He proposed to by-pass that system around the west side of the building and pointed out where it will be collected then run out. He reported there will be two trash enclosure areas on the westerly side of the strip center and along the Far East. He stated the front of the property will have the streetscape lighting and there is an engineered slope that comes up from the bottom. He explained how currently material is being brought in that has to be tested as well as any additional earth brought on site. He indicated there has been a geotechnical report and traffic studies and most of them have been addressed. He requested approval with all the conditions.

Mr. Whealdon reported the site plan looked good as far as site plan, parking and circulation and the PennDOT permit storm water. He stated there were still outstanding issues concerning the engineered slope. Mr. Hugus suggested there should be two discussions, the site plan and the geotechnical. He reported Messrs. Mark and Jan Girman came in to review the site plans because there was grading and utility work to be done on their property and there had been no discussion with Mr. Zokaites. He stated there was work being done on private property without their permission and he inquired whether there was any communications. Mr. Kourniotis answered there has been discussion and there was a slight modification to the storm sewer system to their liking. He pointed out the applicant would be retaining some of their water because they will be expanding the impervious area behind the audio store. He pointed out the existing pavement and stated they will take a larger portion of it so the detention system at that location will service it. Mr. Hugus reported he will look for something through the Girmans to verify that and he was hopeful that Mr. Zokaites has the same thing.

Mr. Hugus reported there was a meeting with PennDOT and their intention is to give full access driveways onto Route 22 and Duff Road. Mr. Kourniotis reported they have moved their driveway further south as recommended by PennDOT on Duff Road. Further discussion ensued about the intersection of the access.

Mr. Kourniotis showed a rendering of the restaurant proposed which is the Walnut Grill and the retail location. He stated it would be a brick façade on the front.

17-1-C

ZOKAITES PROPERTIES, LP

PENN MONROE SHOPS

The applicant is requesting conditional use approval for a cut and fill operation totaling approximately 147,000 cubic yards of earth. The property is located at 3985 William Penn Highway in the C-2, Business/Commercial Zoning District.

Mr. Kourniotis reported they recently received information from KU the Geotechnical Engineer and he has been in contact with Mr. McCutcheon who is the primary geo-engineer on the site and he addressed some of the matters. He indicated he would get the information to the municipality. He reported the geo-engineer indicated the design presented in the approval for the previous design warrants no changes. He explained the earth work brought in on site would have to be monitored strictly to make sure no bad material is placed along the slope area. He stated there was an issue regarding the language and they would put the language in according to Item No. 11. He indicated they were advised to work with the architect concerning the work on the building to provide additional detail about how the building is designed with respect to the fill in the back. He stated there was a concern with the back being out toward the fill area.

Mr. Doug Beitko, the geo-technical engineer for the municipality, explained a lot of things have been addressed but some have not and the biggest is the design of the retaining wall and the design parameters that will be used. He indicated those things need to be addressed. Mr. Kourniotis reported that he discussed it with Mr. Zokaites and he knows he has to have the manufacturer do a redesign but his concern is with the cost of doing that redesign if he does not get the approval. He requested a conditional approval so they could continue with the design but not be allowed to do any grading or getting the grading permit until all the things in the report are addressed. Mr. Beitko could not speak to the approval conditions based on them providing certain things to satisfy their letter but he felt these issues are important and outstanding. He suggested they need to be addressed before anything is recommended for approval. He felt their letter explains clearly what is required. Mr. Kourniotis could not speak to the matters brought out in the letter.

Mr. Hugus suggested this is a complex earth-moving activity and the municipality would adhere to the advice of the municipal geo-technical engineer if he is not comfortable recommending approval until those issues are addressed.

Mr. Pokusa understood why the applicant may not want to spend anything to have this redesigned before approval but he felt something this complex needs that done before it can be considered for approval.

Mrs. Woodhall inquired whether it would have helped to have the applicant's geo-technical engineer attend the meeting and Mr. Beitko felt it was unnecessary because he would not be able to provide the necessary information.

There being no further discussion, Mr. Russo duly made a motion to table Application Nos. 17-3-ST and 17-1-C until the appropriate design to satisfy the geo-engineer's requirements is submitted. Mr. Pokusa seconded it and upon a roll call vote, the motion carried unanimously with five affirmative votes.

NEW BUSINESS

17-7-SUB

CENTER ROAD PLAZA/BCFY, LLC

The applicant is requesting preliminary and final subdivision approval to consolidate three parcels located along Center Road. The parcels are known as Tax Parcels 743-H-174, 743-H-179 and 742-H-181 in the C-2, Business/Commercial Zoning District.

17-7-ST

CENTER ROAD PLAZA/BCFY, LLC

The applicant is requesting site plan approval to construct a two-story 6,944 square foot office building addition and associated site amenities. The property is located at 220 Center Road in the C-2, Business/Commercial Zoning District.

Mr. Greg Kourniotis from Bob Mitall and Associates came forward representing the applicant. He briefly reviewed the proposed building addition to the existing retail shops along Center Road and pointed out the existing plaza. He stated the proposed building would be a two-story attached addition to the existing building. He explained they are proposing a more structured access to the now existing open asphalt area in front of the building off of Center Road opposite Garden City Drive and have a limited access off Kenmar Drive. He added all the traffic exiting that site would have to make a right turn down to center road to minimize the traffic going into the residential district. He reported the site currently has 18 parking spaces and 28 are required so they are beyond what is needed in this retail section.

Mr. Kourniotis reviewed there are three parcels and the property owner wants to combine them to do a unification plan so it is all on one property to allow for the attached addition to the existing building. He reported they have addressed all the comments from the county but he has received no response.

Mr. Whealdon stated there are no outstanding items for the subdivision. He reported there were some variances previously granted for parking issues but those will be reviewed with the site plan.

Mr. Kourniotis pointed out that it is all C-2 zoning.

Whereupon, Mr. Russo duly made a motion to approve Subdivision Application No. 17-7-SUB as presented and Mr. Biondo seconded it. Upon a roll call vote, the motion carried unanimously.

Mr. Kourniotis then explained the proposed building addition is two stories and will have access by elevator and the secondary access will come from the rear of the property. He stated there will be access both front and back but the back will not be enclosed. He explained there will be two tanks for the storm water detention in the front that will lead into the county system. He reported they wanted to make sure the municipality agreed with the information before it is submitted. He explained there will be two-way traffic through the site and restricted traffic around the back. He added they are not anticipating a lot of parking in the rear but they have two extra parking spaces for the retail section and the two-story addition. He reviewed they have landscaping throughout and there is a trash enclosure in the rear. He reported they have two handicapped parking spaces proposed for the new building and he pointed out the handicapped ADA standards that go to the retail section of the building. He explained they have variances for the encroachment into the setback areas. He reported there will be a facelift of the current retail section and he briefly reviewed how the utilities go to the building. He briefly reviewed the access and elevator areas.

Mr. Pokusa inquired whether there was any connectivity between the two buildings internally and Mr. Kourniotis answered negatively.

Mr. Whealdon questioned the sidewalk along the front and Mr. Kourniotis indicated it is shown on the revised drawing but they wanted to know how the county will react to it. He briefly reviewed the sidewalk proposed for Kenmar Drive but pointed out currently there are none on that road and he suggested this would represent a complete change in the area. He indicated they would request modification for both the front and Kenmar Drive but at least for Kenmare Drive. Mr. Whealdon pointed out there is pedestrian traffic on Center Road and reducing the frontage down to limited access is appreciated. He asserted the sidewalk requirement has to start somewhere.

Mrs. Woodhall reported the streetscape plan was to require sidewalks everywhere to get Monroeville pedestrian friendly. Mr. Kourniotis suggested that in the past it was implemented on a per-property basis and he explained they are requesting a modification because it would be a sidewalk located where there are none. Mrs. Woodhall pointed out that it is a business area and the municipality is trying to implement the requirement so it will be pedestrian friendly. Mr. Kourniotis asserted a sidewalk along Kenmare Drive and Center Road would have to be placed within the municipal right-of-way. He reported PennDOT does not want sidewalks within their right-of-way and they would have to be located on the private property which is not available on this site. Mr. Whealdon suggested the sidewalks are typically located within the right-of-way which are located a couple of feet behind the curb and it is still the property owner's responsibility to keep it clear. He explained it is the applicant's option to request a waiver. Mrs. Woodland was concerned with allowing this developer to not do the sidewalks because it would set precedence in the area.

Mr. Paul Yurinko, the property owner, came forward to explain when they did the building to the left of his existing property they were not required to install sidewalks along Center Road. Mrs. Woodhall inquired when it was done and Mr. Yurinko answered four to five years ago. Further discussion ensued. Mr. Yurinko stated he had no problem installing the sidewalks but they would have to be located in the right-of-ways. Mr. Russo inquired whether that is acceptable or does it have to be located on their property and Mr. Whealdon answered it is acceptable.

Mr. Whealdon commented that the one-way traffic in the back corner of the parking area is peculiar and may cause problems. Mr. Kourniotis suggested arrows could be painted as directional signs to alleviate the problem. Mr. Yurinko pointed out that it would be employee parking. Mr. Whealdon felt it could help the situation and commented about how the plaza gets filled up at lunch time. Mr. Yurinko stated all the employees have to park at the top and the back spots would be designated for them.

Mr. Kourniotis reported that are some outstanding issues with getting the county permitting for the storm water management and requested approval with conditions. Mr. Russo inquired about the issues with the storm water management and Mr. Kourniotis answered they have to meet their criteria to be able to go into their system. He stated they have their systems with a reduced rate with the storm water management control so it is just getting the appropriate permitting. Mr. Hugus asserted in theory they will be putting less water into the system. Mr. Whealdon indicated he did not anticipate any issues with it and indicated they usually get approved. Whereupon, Mr. Russo duly made a motion to approve Application No. 17-7-ST with the conditions pending for their approval and Mr. Biondo seconded it. Upon a roll call vote, the motion carried unanimously.

17-8-ST

PREMIER AUTOMATION

The applicant is requesting site plan approval to construct a 373 square foot building addition and associated site amenities. The property is located at 1050 Rico Road in the M-1, Planned Industrial Zoning District.

Mr. Kevin Kochera from the Red Swing Group came forward representing the applicant. He explained this is a simple 3,737 square foot building addition off the back of an existing building located at 1050 Rico Road. He reported they are proposing to use the current access and the area in light gray is an existing impervious area and the dark gray areas are the additional parking areas. He stated they are proposing a rain garden in the front and underground storage tanks within the pavement to reduce their peak flow to the manhole. He stated they are proposing 60 parking spaces and pointed out the trash enclosure and loading area. He added the proposed use of the addition is for a casual lay area. He explained their site flows toward the point of interest for the storm manhole. He mentioned how they are proposing to install a trench drain with curbing to pick up the flow so it can be detained within their storm water management system. Mr. Hugus added this is a small addition to the building but the storm water management system that is required is because of the amount of parking being added. Mr. Kochera reported they just received storm water management comments back and they have addressed

most of them. Mr. Whealdon inquired whether the long trench drain could be eliminated by using a curb and inlet and Mr. Kochera answered affirmatively. He briefly explained it and further discussion ensued. Mr. Kochera also mentioned the traffic behind the building and stated the parking area will be used for employees. He requested conditional approval based on addressing all the comments and getting them back to the municipality. He reported they are addressing comments from the Allegheny County Conservation District. Mr. Whealdon inquired whether that was just for the erosion and sedimentation plan and Mr. Kochera answered affirmatively. Mr. Whealdon questioned whether they are under an acre and Mr. Kochera answered affirmatively. He explained they have a 1.8 acre site and have a half acre of limit of disturbance (LOD).

Whereupon, Mr. Pokusa duly made a motion to approved Application No. 17-8-ST and Mr. Biondo seconded it. Upon a roll call vote, the motion carried unanimously.

ADJOURNMENT

There being no further business to come before the planning commission, at this time, Mr. Biondo duly made a motion to adjourn the meeting at 8:34 p.m. and Mr. Russo seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Ed Diel
Chairman

ED/sam