

Pledge of Allegiance

Present:

Present at the meeting: Jayne Hoy (by phone), Bob Mitall, James Olszewski, Chris Kerns, and Anthony Livecchi. Also in attendance were Chief Administrator Jim Morrison, Council Liaison Carl Stepanovich, Administrative Assistant Patti Loughner and Code Enforcement Officer Josh Steele.

Absent: Ryan Lemke and Edward Patrick.

Approval of Minutes: Mr. Olszewski moved to approve the February 16, 2021 minutes; Mr. Kerns seconded. All voted aye. Motion approved.

Public Comment: None.

New Business:

- 1. MAGAM, SP-4-21, Kistler Road. The applicant is requesting acceptance of his site plan for review of a proposed mixed use development to include apartments and retail space, M-U zoning.**

Mr. Morrison advised Mr. Mitall that this is to accept the application to start the clock on the plan approval. Mr. Mitall confirmed with Mr. Morrison that there are plans and they are awaiting review from the staff. Mr. Morrison advised Mr. Mitall that this information is correct.

Chris Hamm from KDH Consulting Engineers is the representative for MAGAM. Mr. Hamm advised that they got the property rezoned roughly a year to a year and a half ago. He describes the property as being a rental property with professional office space or retail on the bottom floor, and eight two bedroom apartments on the second floor.

Mr. Mitall advised Mr. Hamm that after the review is done, they'll be in touch and this matter will be scheduled for the April 13, 2021 Planning Commission Meeting.

- 2. Cherry Ridge, PRD-1-21, CU-1-21 and S-4-21, three parcels, tax map numbers 49-10-12-0-015, 49-11-00-0-002 and 49-11-00-0-158. The applicant has requested an advisory meeting for a proposed Planned Residential Development, 77 acres, R-1 zoning.**

Chris Hamm from KDH Consulting Engineers is also the representative for the Cherry Ridge Development. Mr. Hamm advised that the original development was to be called Cherry Ridge, but he now thinks they are going to re-name it to Cherry Farms. Mr. Hamm stated that the property use to be a small horse

farm and there is still a single family residence on the property that is being rented. The barn is still located on the property. The property is 77 acres between two separate owners, with all three parcels under contract to Mr. Greg Hineman, and it will be a Ryan Homes build plan. Mr. Hamm advised that they are proposing a PRD and the zoning is R-1 with one acre lots, and they are proposing half acre lots, reducing the frontage from 150 to 100. Based upon the calculation through the Municipality's ordinance, they are permitted 45 lots on the site, using the formula for steep slopes, environmental sensitive areas and using the formula out of the zoning manual. They still have to finalize the wetlands and they have done preliminary walks. Out of the 77 acres, 33 acres are open space. Other reductions that they proposing for an R-1 side yard are going from 25 foot minimum, with 60 foot total to a 10 foot minimum, with a 40 foot total. These will all be side entry garage residences. These will be built in two phases. Each phase will be balanced as far as grading goes. The lots may change slightly based upon the numbers and final survey.

Mr. Hamm advised that they have met with FTMSA and the whole system will be a grinder pump system located towards the northern part of the plan. Mr. Morrison asked Mr. Hamm where would the pump house be located at. Mr. Hamm stated each individual unit. FTMSA was adamant that they didn't want a pump station.

Mr. Mitall asked Mr. Hamm what are they going to do with all the open space, any plans for any common recreation, clubhouse. Mr. Hamm stated no clubhouse, however they did speak with staff several times and discussed trails and fee and lieu. Mr. Greg Hineman steps up to the podium and speaks stating that the open space would be a combination of trail systems, leaving the trees in the open space as is, and fee and lieu. Mr. Morrison asked if they are proposing sidewalks. Mr. Hamm answered yes. Mr. Mitall asked if sidewalks are going in on both sides of the street. Mr. Hineman answered yes.

Mr. Kerns asked the question would both developments have one HOA? Mr. Hamm answered, yes, one HOA.

Mr. Mitall asked which phase would be phase one? Mr. Hamm answered probably the bigger one with a strong possibility that both phases could be developed at the same time depending on the market.

Mr. Mitall asked about what types of homes will be built. Mr. Hamm stated that there are four different house plans that they are looking at. Mr. Mitall asked what sort of covenants are you proposing? Mr. Hineman stated no sheds in the back yards, in-ground swimming pools only. Mr. John Solo from Ryan Homes stepped up to the microphone to add that there will be roughly 2,500 to 4,500 square feet of space and pricing from \$400,000 to \$600,000.

Mr. Mitall asked what is the time frame? Mr. Hamm stated, if all goes well they'll start surveying shortly and they're probably two months out from design plans and they're hoping to go on the market sometime in 2022.

Mr. Mitall stated that they might have some issues with the grading near the stream. Mr. Hamm advised that once they get out there with feet on the ground with some survey work, the grading will need to be adjusted.

Mr. Mitall asked about lighting in the area. Mr. Hineman stated that they haven't gotten that far yet, but they were thinking a typical residential post. Mr. Hineman also mentioned that there is a landscape package that the builder installs with trees and bushes.

Mr. Kerns asked how is the sewer going to be ran since you have two sides; will it be ran across the stream? Mr. Hamm advised that the sewer will go in two different directions. One to the left, we'll go up to the road to the north and on the right; there is a man hole two parcels up. Mr. Hamm stated that they will talk more with FTMSA as to which way they want to go.

Mr. Morrison asked what are they going to do with all the stormwater? Mr. Hamm advised that they are going to control some on the lots and he will look at geo tech to see where they can start placing some of the ponds.

Mr. Hineman stated that as far as the steep slopes and geo tech sides, they will do a geo tech analysis and any fill we'll have a geo tech engineer on site.

Mr. Mitall advised that this was just an advisory meeting so no action will be taken on this. Mr. Mitall further stated that since you're proposing a PRD, the requirements, even to get through preliminary approval, are rather stringent, and you really won't have an absolute answer until council grants tentative approval, and that is something that the Municipality and you will have to think about that. Mr. Mitall suggested running this matter by parks & rec and EAC for their input.

3. Kish Boutique, SP-3-21, 4373 Old William Penn Highway. The application is for the addition of parking in the front yard to meet the Murrysville Land Development Ordinance and provide additional spaces for the customers of the businesses in the building, M-U District.

Mr. Dan Irvin from Morris Knowles & Associates is the representative speaking on behalf of Kish Botique. Mr. Irvin advised that this is an existing development, an existing house that has been used as legal services up until now. Michelle Kish has now purchased the development and would like to add some additional parking in the front yard to meet the Municipality's requirements as well as add some ADA access to the top floor of the house; as of right now there is only ADA access to the bottom floor. Mr. Irvin advised

that they will be adding a sidewalk along Old William Penn, which is a requirement as a land development ordinance. All sidewalks and ADA spaces will be concrete. The asphalt or parking lot will be pervious pavement. They are proposing a zone infiltration bed 36 inches deep under the pervious pavement to retain the stormwater increase. There will be a small retaining wall less than 4 feet along the one side just to help with the grading. ENS plans and PCMS plans have both been submitted to the conservation district and are currently under review. Zoning for this lot is mixed use and the proposed development is a permitted use under that zoning. All utilities on the site are existing. There will be about 31% pervious surface remaining on the lot after this development which is greater than 20% that is required by the ordinance. As of right now, as the lot sits, the house sits in the middle of the lot and all of the parking is behind the lot which is a good bit lower than the top floor, so in order to have the ADA access to the top floor, we're proposing to remove the existing sidewalk and add a couple of parking spaces. The front yard right now is pretty flat. Coming off the front door, we'd have an ADA ramp coming down to an ADA space and we could fit 3 additional parking spaces. The infiltration basin that we are proposing under the pervious pavement, we have it at least 10 feet away from the foundation of the building with some under drains in these parking spaces to direct any run off infiltrating through that into the detention facility. Overall, we're able to fit an additional 4 parking spaces. Currently there are 11 parking spaces. There are 12 parking spaces required by the ordinance, so adding these extra 4 will help bring this lot into conformance with the ordinance, bringing the total up to 15 spaces.

Mr. Mitall asked what are you going to do in the building?

Michelle Kish steps up to the podium and advised that there will be a salon going in on the lower level and on the upper level, proposed tenants are a chiropractor's office, a nail salon, and Kish Doors and Windows will have a small showroom.

Mr. Morrison asked if Mr. Irvin received the briefing comments concerning the stormwater management and erosion and sediment control? Mr. Irvin advised that he has submitted the information to the conservation district and he has not heard any comment back from them yet. Mr. Morrison asked Mr. Irvin if he received the review comments from the municipality? Mr. Irvin advised no. Mr. Morrison asked Mr. Irvin if he received the briefing comments along with the agenda for tonight. Mr. Irvin answered no. Mr. Morrison said that he will send that information to him tomorrow. It was later determined that the reason that Mr. Irvin did not receive the agenda and briefing comments is because there was a typo in his email address, which has been correct for future use.

Mr. Mitall advised that there are a number of things here concerning the stormwater management. I guess the biggest thing is that you might have to do some infiltration testing and show some other details. Mr. Irvin advised that the stormwater management report was submitted with the application.

Mr. Mitall asked Mr. Irvin if they are proposing any additional lighting for the parking lot. Mr. Irvin advised, no, they are not proposing any additional lighting. Mr. Mitall asked if there is any lighting. Michelle Kish advised that they are in the process of installing lighting and cameras surrounding the entire house. We'd like to put lighting up to the sign. Mr. Mitall advised Michelle Kish that the parking spaces must meet the minimum requirements and provide photometrics that meets those requirements.

Mr. Mitall advised Mr. Irvin that he will have to go through the comments on the briefing because there are a number of minor issues that need to be addressed and if there are any questions, talk to the staff, so we can get this approved at the next meeting. Mr. Kerns made a motion to put this matter on the April 13th Planning Commission Meeting. Mr. Olszewski seconded the motion. All voted aye. Motion Approved.

4. Lyons Run Lot Line Revision, S-2-21, Lot Line Revision. The application is a revision of the lot lines between lots 49-20-00-0-005 and 49-20-00-0-100 in the Lyons Run Watershed Subdivision, Boxcartown Road, R-R zoning.

Brian Almeter from Fahringer, McCarty, Grey Inc. is the representative speaking on behalf of the applicant Lyons Run Water Association. Mr. Almeter advised that this is primarily a lot line revision. The plan was recorded in 2015 and upon looking back through some of the historic documents, it was determined recently that the original lot line shown on the 2015 plan should of followed boxcartown road and what the amendment does is move the line to where it was originally intended, along Boxcartown Road and along the upper property line. It's a minor correction but we feel that we needed to do it.

Mr. Mitall asked if there is any significant change. Mr. Almeter stated no, the use doesn't change; it's non buildable lots, vacant land. There are some easements that are shown. Mr. Almeter further stated that they typically wait until we get comments back from staff and planning commission and council before sign and seal the plan.

Mr. Almeter noted, regarding the concrete monuments, there are a number of survey points that were found through the course of doing the survey. Mr. Almeter stated that he knows the ordinance states concrete monuments that this is a pretty rugged area, and he believes there is enough evidence to re-trace the boundary.

Mr. Mitall suggested to request a modification to use the existing iron pins that are there. Mr. Mitall stated that this is going to be the site, hopefully, of a mine acid treatment project that has been in the works for many years trying to deal with all the regulatory agencies to go along with it and I think it's getting close.

Mr. Morrison asked Mr. Mitall what does he want to do about the monuments because staff doesn't have the authority to waive the ordinance. Mr. Mitall said you'll have to take it before council.

Mr. Olszewski made a motion to approve, Mr. Livecci seconded the motion. All voted aye. Motion Approved.

5. Vangura Subdivision, S-3-21, Minor Subdivision. The application is a for a minor lot subdivision to create two additional lots on parcel 49-08-00-0-006, Hilty Road, R-R zoning.

Greg Jones surveyor for PVE is speaking on behalf of the Vangura Subdivision. Mr. Jones advised that he did get a review letter from the engineer and he did address all the comments and he brought a mylar with him.

Mr. Mitall asked Mr. Jones to briefly explain what he is doing with the property.

Mr. Jones advised that this is a father and son property and they put an access easement up through the middle of the remnant parcel and the new home will eventually be built on the southwest corner.

Mr. Mitall asked if he has a maintenance agreement that's recorder. Mr. Jones advised that he put a maintenance agreement with the mylar.

Ms. Hoy made a motion to recommend approval subject to the staff confirming all the corrections have been made and the DEP approves the septic system. Mr. Olszewski seconded the motion. All voted aye. Motion approved

Other Business: None.

Adjournment:

Mr. Olszewski: Moved to adjourn at 8:00 p.m.

Ms. Hoy: Seconded

Motion Approved: 5-0