

**Pledge of Allegiance**

**Present:**

Present at the meeting: Council Liaison Carl Stepanovich, Ryan Lemke, Jayne Hoy, Bob Mitall, Edward Patrick, James Olszewski. Also in attendance were Chief Administrator Jim Morrison, Administrative Assistant Patti Loughner and Code Enforcement Officer Josh Steele.

**Absent:** Chris Kerns, and Anthony Livecchi

**PUBLIC HEARING - MURRYSVILLE RACQUET CLUB**

A public hearing on Murrysville Racquet Club was held at 7:00 p.m. Chairman Mitall instructed everyone on the procedure for the hearing. A stenographer was present to record the meeting. Mr. Lemke swore in Brian Almeter from Fahringer, McCarty, Grey Inc. who is the representative speaking on behalf of the Murrysville Racquet Club. Mr. Almeter described the matter as being a Conditional Use because it is commercial recreation in a B Zoning District. The Parcel is located at 4062 Norbitrol Court, Tax ID is 49-14-05-0-072. The plan was presented and explained as being 7.6 acres and has a mixed used building, with part of the property being leased to a manufacturing facility and the other third is being used as indoor tennis courts which was approved as a conditional use in mid- 2014 or 2015. The site of the proposed development is for the use of six outdoor tennis courts which will be fenced in and is located on property that use to be overflow parking by the previous owner. The intent of the facility is to provide a year-round class a tennis facility. The indoor courts are being used in the winter months, and the applicant would like to do an outdoor facility that would be open outdoors during the spring, summer and fall months, generally to teach younger or older kids how to play the game of tennis and provide the recreation to the residents of Murrysville and other parts of the community that would want to come. The intent is to build these courts as close together as possible to limit the amount of pavement. The tennis courts are 120 feet deep and 310 feet long and that meets national tennis standards. Around the perimeter there will be a 10-foot-high chain link fence installed. No speaker, no signs, no lighting. This is going to be a daylight facility only. We're trying to keep the courts level with the current driveway that goes around the end of the building. The courts will be accessed from that driveway. The users and visitors of the facility will park in the adjacent lot and then walk to the facility. The courts are well above the base flood elevation, approximately 12 feet. A parking study has been submitted that shows that this court is in compliance based on previous applications as well as the intended use of the property. Since the courts are used by a variety of people, it has been determined that the number of parking spaces required is 52 spaces. No new additional parking is being proposed at this time. A landscaping plan has been submitted which shows a variety of trees and shrubs around the facility. The

application also includes a stormwater management plan. This is an underground tank system underneath the courts. The courts have been designed to be level on the four corners of every pair of courts. This site disturbs slightly over an acre, about 60,000 square feet of area, so the site does require an NPDES Permit be issued by the Conservation District. Those plans have been submitted to the Conservation District and we are awaiting an approval letter. Mr. Almeter goes on to further state that they have addressed a majority of the comments from the Municipality. Mr. Mitall stated to Mr. Almeter to touch upon the comments that haven't been addressed yet. Mr. Almeter stated that the NPDES permit is an outstanding item, that would be obviously a condition of pending approvals. There was a couple of PCSM report items that are needed, which we unfortunately just submitted today to Mr. Morrison. It's the hydraulic calculations for the actual conveyance of the stormwater to confirm that it's adequate. It was inadvertently left out of the report initially. Pipe sizes. There is a waiver request. We do or we are requesting a waiver as the ordinance requires the pipe sizes to be a minimum of 15 inches. These are all private pipes. Erosion control and NPDES again approvals, that's acknowledged a number of times. PCSM plan needs to be signed and sealed. We have had submitted the signed cover for the PCSM report. The PCSM plans need to be signed by the owner, which we will do, but we're waiting to get approval of the plan itself so that he doesn't have a number of signed plans out there. An as-built plan needs to be done, and we will obviously do that as part of the NPDES permit. Maintenance agreement. We have acknowledged again that would need to be signed and submitted to the Municipality. Ownerships of the BMPs, again it's just a checklist item that the owner needs to acknowledge. Financial security for the BMP, I'm presuming landscaping, we acknowledge that. NPDES again. Developers agreement and amenities bond will need to be submitted. I think that's all of the outstanding items that I believe was in the briefing that we received last week. I'm not sure if I missed any or not. I guess in closing, I think that this facility and this intended use will benefit the community. It doesn't affect the health, safety and welfare of the residents, it's tucked away and secluded. And we think that we meet the conditions of the ordinance. Mr. Mitall asked if anyone has any questions for the applicant. Planning Commission advised no questions. Mr. Morrison stated that one additional condition be considered by Planning Commission. This does not include lighting on the court, but the condition be that if lighting is ever anticipated in the future, it requires review by the Planning Commission and recommendation. Mr. Mitall agreed. Mr. Almeter stated he understood. Mr. Mitall asked Mr. Almeter about the parking. Mr. Almeter said there are currently 52 parking spaces on the property. Mr. Mitall asked how many are required for the existing manufacturing facility and tennis court? Mr. Almeter answered this was submitted as part of the Trans report. Under the commercial properties, there's 17 employees and about 20,000 gross square feet. And I'm not sure how the code reads. Mr. Mitall stated probably one for every so many thousand. Mr. Almeter answered so many thousand, plus one for employee on a maximum shift or something like that. I believe it's 36 based on what I'm reading in the Trans letter of February 5th, 2021. Mr. Mitall asked, so 36 is required for the existing facility and you say there's 52, so that leaves 16 left over for this facility. Mr. Almeter answered, correct, the Trans report does indicate based on ITE, a certain demand per court.

A lot of the demand is for a little bit bigger facility, but it also is on a weekend where the manufacturing facility is not necessarily in service here. I think that's what Trans is really describing in their report of how they sort of married the two uses and not being conflicting in their peak parking demand, meaning weekday, office time, versus evening or weekend activities of the tennis facility. Ms. Hoy stated that the report says 53 spaces plus 3 ADA parking spaces. Mr. Mitall asked if there will be any stadium type seating? Mr. Almeter answered no, no seating anywhere on site. These are just courts. Mr. Mitall asked if there are any comments from the public. No comments from the public. The public hearing was closed at 7:20 p.m.

### **Old Business:**

- 1. Consideration of an application submitted by the Murrysville Racquet Club, SP-5-21, 4062 Norbatrol Court, B Zoning. The application is for the construction of six (6) outdoor tennis courts.**

Mr. Mitall stated that the conditions for approval to council would be waiver of the pipe size as recommended in the stormwater management plan, and the condition that should lighting or stadium seating ever be proposed, it would have to come back before the planning commission, recorded stormwater agreement, recorded developer's agreement, bonding approval and NPDES Conservation District approval letter. Ms. Hoy made a motion, Mr. Patrick Seconded. All voted aye. Motion Approved.

### **New Business:**

- 1. Consideration of changes to the Stormwater Management Plan for FPRD-19/CU-6-09, Villa Ciano, an approved subdivision of a 31.68 acre tract of land consisting of a twenty-three lot Planned Residential Development style subdivision located along Cline Hollow Road and is currently identified as Westmoreland County Tax Parcel 49-15-00-057, and according to the deed provided is currently owned by "Patrisa Corporation".**

Richard Territ from AWK Consulting Engineers is speaking on behalf of the applicant. The plan was presented and Mr. Territ advised that this plan was approved before with a whole bunch of infiltration chambers and infiltration swells and no pond, so we re-designed it, all the lots stayed the same, and through the stormwater calcs, we consolidated down to one stormwater pond. Now we have one centrally located stormwater pond for the whole facility. Mr. Territ showed on the plan where the storm branches will come down, a channel that will come down through the valley, and all is going to feed into this main stormwater pond. Mr. Territ also showed on the plan that there will be a storm access road and everything will be contained to the main stormwater pond. Mr. Territ stated that for all the houses, there will be roof leaders, some overland flow with a spreader and Mr. Territ showed on that plan that there are two swales that they can't get around for the runoff. Mr. Territ advised that they took care of all the comments that came through. Mr. Territ stated

that everything is the same except changes to the Stormwater Management Plan Revision. Mr. Morrison stated and the addition of lot 23. Mr. Territ advised that there is a road to access lot 23. Ms. Hoy asked what is the elevation difference between the center of that lot and the road? Mr. Territ answered, the center is probably 8 feet. Mr. Mitall asked if this has been approved by the Conservation District. Mr. Territ stated, yes, this has been approved and they have a NPDES agreement letter. Mr. Morrison advised that they had discussion with the Municipal Solicitor and he felt that the review process before planning commission and if we held a public hearing before council before consideration of review would be sufficient to move this forward. Mr. Mitall asked if the staff has gone over the revisions and are okay with everything? Mr. Morrison answered yes. Mr. Mitall asked how is the stormwater handled for the four lots along Cline Hollow Road? Mr. Territ answered, they have dry wells on them. Mr. Mitall suggested to have the solicitor check the restricted covenants to make sure the homeowners are aware of those four lots, lots #1, 2, 3, and 4. Mr. Mitall asked if anyone in the audience has any comments on this plan. No Comments from the audience. Mr. Lemke stated he is going to abstain from voting on this matter because he represented Mr. DeCeaser in this development. Mr. Patrick made a motion to forward this plan onto council. Ms. Hoy seconded. 4 voted aye and 1 abstention vote.

**Approval of Minutes:** Ms. Hoy moved to approve the April 13, 2021 minutes; Mr. Patrick seconded. All voted aye. Motion approved.

**Other Business:** None.

**Public Comment:** None.

**Adjournment:** Mr. Patrick: Moved to adjourn at 7:35 p.m.  
Mr. Patrick: Seconded  
Motion Approved: 5-0