

Pledge of Allegiance

Present:

Present at the meeting: Ryan Lemke, Jayne Hoy, Bob Mitall, Ed Patrick, James Olszewski, and Anthony Livecchi. Also in attendance was Chief Administrator Jim Morrison.

Absent: Chris Kerns, Council Liaison Carl Stepanovich

Minutes: Ms. Hoy moved to approve the minutes as presented. Mr. Patrick seconded. All present voted aye. Motion approved.

Public Comment: None.

Old Business: None

New Business:

1. A discussion concerning SP-3-20, 1st Summit Bank. The proposal includes the exterior renovation of the existing structure and proposed landscaping, 4510 William Penn Highway.

Robert Wratcher, attorney, advised the Commission that the property in question is the old PNC Bank building which was abandoned around 2015 and is currently vacant. He said First Summit is currently not a bank in Murrysville and would like to become a business citizen of the community. First Summit believes the property will fit its needs and will be the same use – bank to bank.

Jason Straley of P.W. Campbell, the general contractor for the project, noted that First Summit Bank is based in Johnstown and has several branches in the Westmoreland County area and would like to expand to the location of the former PNC Bank. He presented a depiction of the site and said there will be some minor landscaping revisions. The site will basically remain the same and will have some exterior upgrades, as well as resurfacing and re-striping of the parking lot. The existing drive-through canopy will be removed and new canopies constructed over the drive-through, ATM area and rear door.

There was further explanation of the landscaping plan and types of plants/shrubs to be placed on the site, as well as some of the existing plants being renewed and refreshed. A new monument sign is also planned.

There was discussion on the siding to be used and Mr. Straley presented samples of the material. He discussed where the different colored materials would be placed on the building. Ms. Hoy asked about the material to be used on the lower portion of the building facing Tarr Hollow Road. Mr. Straley advised that it is a ceramic tile scrim in a neutral color. Mr. Patrick asked about the different tile cores – one with a high-density foam core and the other with a two-composite core and asked if Mr. Straley knew what they were. Mr. Straley did not

know but said he would find out. Ms. Hoy noted that the building is currently brick; Mr. Straley said the new material would be placed over the existing brick using mastic. There was additional discussion on the tile to be used.

Ms. Hoy said she would like to see some plantings along the base of the building that faces Tarr Hollow Road other than one tree. Mr. Straley said not much planting is planned for security purposes and visibility traveling east on Route 22. It was suggested that some low ground cover or other type of planting be considered for the side facing Tarr Hollow Road. Ms. Hoy asked about a design over the customer entrance that appears purple. Mr. Straley said that is a “mulberry” color, which is the client’s primary color, and is on the inside of the building (behind the window) as well as painted on the existing drive-through canopy supports.

Mr. Mitall asked Mr. Morrison if he is asking for a recommendation from the Planning Commission to pass this on to Council. Mr. Morrison said that is correct. Mr. Mitall said there don’t appear to be any issues other than some recommended additional plantings on the Tarr Hollow Road side. There do not appear to be any issues using the purple color or the number of tiles. Mr. Morrison said that Summit is requesting a waiver regarding the tiles because it doesn’t meet the architectural requirements of the Municipality and would have to be granted by Council.

Ms. Hoy moved to recommend the plan for approval with low-level plantings along Tarr Hollow Road and approval of the requested waiver. Mr. Patrick seconded. All present voted aye. Motion approved.

2. An advisory discussion concerning Regan Ridge Villas, a proposal to construct nine duplex townhouses at the corner of Manor and Wilson Roads.

Ray Gusty of Fahringer, McCarty, Gray presented a drawing of the proposed development and reminded the members that the Commission and Council approved the Fusting Executive Park master plan in 2019, which included 19 townhomes in the area zoned R-3. The developer will be before the Commission in the near future with a proposal for 18 villas.

Mr. Mitall reminded the members that this is an advisory discussion and no action will be taken, but it will give everyone an opportunity for an exchange of ideas and ask any questions of the applicant. Ms. Hoy asked if all utilities were available noted 2 utility easements; Mr. Gusty all utilities were there and said the easements were Buckeye Properties high-tension (underground). Mr. Mitall asked about the rain garden behind the buildings and said he assumed the roof water from the units will be directed to that garden. Mr. Gusty said that was correct. Mr. Mitall asked how the water would get from the rain garden to the detention pond. Mr. Gusty said that drawing hasn’t been completed but there will be a swale which would be tied into inlets on Manor Road. Mr. Patrick said it appears that there is about a 50’ drop between the rain garden and the detention pond and asked about the dimensions of the swale. Mr. Gusty said the size would have to be calculated but would be about a 3-4’ wide channel and would be either rock or fabric lined – depending on the slope. He said all of those calculations will be provided in the storm water report. Mr. Patrick asked how it would be

kept from fowling (clogging up). Mr. Gusty said they would be inspected periodically and, if clogged, would be cleaned out, which is part of the maintenance program.

Mr. Mitall asked if the development was going to be a Condominium or Homeowners' Association. Mr. Gusty said it would be a Homeowners' Association. Mr. Patrick asked if the Association would have the responsibility for maintenance and was advised it would. Mr. Gusty was advised that the Homeowners' Association documents would have to be submitted. Mr. Mitall asked when Mr. Gusty planned to make a formal submission and was told he was hoping for next month.

Ms. Hoy noted the elevations of the buildings and asked about the building materials to be used. Mr. Gusty wasn't sure – the architect was supposed to attend the meeting was unable to be here. Ms. Hoy said if it is to be metal, they would have to request a waiver. Mr. Gusty said it is not metal. That information will be provided. He also said there will be rooftop decks and each unit will have an elevator.

Mr. Mitall asked if there were any other questions on grading, drainage, lay-out, landscaping. When asked about landscaping, Mr. Gusty said there was nothing planned yet. There was some discussion about the elevations of the buildings. Mr. Gusty said the density calculations will be shown on the site plan. He also said the barn currently on the property will remain and would possibly be used as an activity center. Mr. Mitall said Mr. Gusty would have to get permission from the power company and pipeline company for ditch, walking trails, etc. Mr. Gusty said he has already talked to West Penn Power about the high tension lines and was advised that as long as they didn't fill and raise the grades they would be okay. Mr. Mitall said he was concerned about the ditch and the depth of the pipeline. Mr. Gusty said they would check that out. Mr. Mitall asked if Mr. Gusty talked to the Conservation District about having one rain garden. Mr. Gusty said they will have to get an NPDES permit for the site, so talking with the Conservation District will be part of the process.

There were no further questions from the Commission members.

3. An advisory discussion concerning Hillstone Village, a proposed Planned Residential Development (11 Carriage Homes and 20 Single Family Homes), and a Club House for the recreational purposes of the homeowners, 37 acres zoned R-2 located at the intersection of Claridge Road and Harrison City Road.

Bruce Corna, Vice-President of Kacin Companies, gave a brief overview of the site and the plans to build carriage and single-family homes on the 37 acre property. They would like to provide "build down" houses for people wanting to get out of bigger homes and stay within the community. They believe this type of home will fit a need for the community. The homes will be between 2,200 and 2,800 sf, with some possibly larger; the houses will range in price from the high 3s to the mid 6s. A club house is planned, as well as pickle ball and shuffleboard courts. A Homeowners' Association will be established, which will be responsible for maintaining the common areas. Mr. Corna advised that mounding, fencing and landscaping will be done along Claridge Road to make the property more inviting. He

then turned the presentation over to Greg Korniodis of Mitall and Associates, who is doing the engineering.

Before Mr. Korniodis began his presentation, Mr. Mitall advised that Mitall and Associates is no longer in business and both he (Mr. Mitall) and Mr. Korniodis are employees of KU Resources. Therefore, Mr. Mitall will be abstaining from discussion on this item. Ms. Hoy noted that there are two concept plans. Mr. Corna advised that they prepared two plans – one for a standard R-2 concept and a second for a PRD. Mr. Mitall advised that, according to the present ordinance regarding a PRD, there cannot be any more units than what could be gotten through conventional zoning or building. That is why the R-2 concept lay-out is important as part of the application process to make sure the density is not exceeded.

Mr. Korniodis presented a drawing of the proposed R-2 development, with all of the lots meeting the criteria for R-2 lots. He indicated the entrance point along Harrison City Road, as well as the drive going to the double cul-de-sac and both cul-de-sacs, are the same for both the R-2 and PRD plans. He indicated two lots that are detached from the development, which are also the same for the PRD. In order to minimize traffic entering onto Harrison City Road, a private driveway is anticipated from the plan road to the first lot; thereby eliminating traffic directly onto Harrison City Road. All side yard, frontage and square footage requirements for each lot will be met. He indicated an open space area and the area to be used for storm water management.

Mr. Korniodis then presented the PRD drawing and indicated that the intent is to disturb as little area as possible with the PRD. He explained the sanitary sewer line tie-in. Ms. Hoy asked about the distance of the sewer and who owns the property it is on. Mr. Corna said it is approximately 1,500 feet, IDC owns the property, and they have come to an agreement with IDC for access and right-of-way. Mr. Korniodis said the sewer line would be gravity because the property is higher than the collection point. He continued by advising that a traffic study has been done at the intersection with Carriage Road and everything within that study is compliant and there are no issues. He described additional parking areas for the carriage homes, the club house and pickle ball and shuffleboard courts. He said the design does not impact any wetland areas and they are being completely avoided. They are working on getting the NPDES permit and preparing sewage planning modules.

They are asking for two modifications for the site: reduction of width on Clubhouse Court from 28' to 26' because of the minimal housing units in that area; reduction from a 40' setback line to 20' setback. Reducing the setback line will minimize excavation and disturbed area. Ms. Hoy asked if they are requesting the 20' setback on all cul-de-sacs. Mr. Korniodis said it is for the entire site. Mr. Patrick asked if the streets would become public streets; Mr. Korniodis said they would. Mr. Corna pointed out the sidewalks in the plan. Ms. Hoy asked about street lighting. Mr. Corna said there are no street lights, but each unit would have a light in the same position to create lighting. Mr. Corna said the Phase I environmental study has been done and there were no issues. Their intent is to make formal application at the next Planning Commission meeting. There was additional discussion on the lot size, grading, and distance from the road of the additional parking areas. Ms. Hoy asked if the carriage homes will have basements or built on a slab. Mr. Corna said they will have basements with the

exception of the few located next to the club house, which will be on a slab. Because of the topography, some of the single-family homes will have basements, others will have crawl spaces. Mr. Patrick asked how many different styles or designs of the homes will be available. Mr. Corna said there will be 4 different styles on the carriage homes, 4-5 on the single-family homes, and there will be 6 or 7 interchangeable elevations available.

Mr. Corna said they are waiting for a soils study; all other studies have been submitted. Mr. Korniodis reminded the members of the area that is being kept as meadow and said they will not be removing any trees up to that point, thereby trying to keep the design as non-invasive as possible. There were no further questions and the discussion ended.

4. An advisory discussion concerning a proposed mixed use development at the intersection of Kistler Road and Route 22, zoned M-U.

Mike Garafolo of Magam Investments explained that this development will require a conditional use – it is proposed to be a office/professional retail on first floor, with apartments on the second floor. This development will be known as Kistler Place. They are currently planning for 8 units on the second floor and 4 tenant spaces on the bottom floor. The number of first floor tenants might change once the site plan is completed and leasing of that floor is determined. Ms. Hoy asked about the dimensions of the apartments and a drawing was presented showing that information. Mr. Mitall asked about the location of the A/C units. Mr. Garafolo explained that the entry to the apartments would be in the rear, with stairs going up to the unit; the A/C will be located under the stairs. Ms. Hoy asked about signage for the businesses. Mr. Garafolo said there would be signage on the east side of the building and across the front of the building under a cantilever below the apartment windows. There was discussion on the stairs – internal or external – and a possible deck across the back of the building. Mr. Garafolo explained the lay-out of the apartments. There are proposed 52 parking spots – 1/175 (office/professional) for first floor and 2 for each apartment unit.

Mr. Garafolo said he knows there are concerns about the amount of traffic and the intention of this commercial development is professional as opposed to a high-traffic type of commercial business. Mr. Mitall said a traffic study will be required. There were questions about the location of dumpsters and storm water drainage. Mr. Morrison asked about the type of siding to be used. Mr. Garafolo said they would like the Commission's suggestions. There were no further discussions or questions.

Other Business:

Mr. Morrison advised that Mr. Lodovico wants to put an office building at the Murrysview Plaza (across from Wendy's) with about 100 sf to be located in Murrysville and the rest in Monroeville. The owner is proposing submitting a landscaping plan to Murrysville because that is essentially what that piece of property will be used for. Mr. Morrison asked if the members would have any interest in reviewing the plan. Mr. Mitall suggested reviewing the landscaping plan to make sure it is somewhat attractive. Mr. Patrick asked Mr. Morrison's opinion on Monroeville's "thinking" as compared to Murrysville's. Mr. Morrison said he thinks Monroeville has a good review process but doesn't think the landscaping standards are

at the same level as Murrysville's. He also said he believes the landscaping area is part of the PennDOT-maintained area but that would have to be checked. There were comments on the storm sewer location and Mr. Morrison advised that he didn't think the Municipal boundary line was correct on the original submission. The city researched it and determined that the Municipal boundary line now showing is as accurate as they can get. According to the drawing, the building will not be over the pipe. There was discussion on the location of the water line, which doesn't appear to be on the drawing.

Mr. Mitall asked for an update on the 5G issue. Mr. Morrison said it couldn't be advertised because the Penn-Franklin was closed and Council should be authorizing advertisement at the first meeting in August and, if all goes well, it will be discussed at the second August meeting. Mr. Mitall noted the article in the paper regarding zoning. Mr. Morrison said that was part of a fiscal analysis and was talking in general about moving forward as a community and trying to identify some of the needs. He added that staff is working on the ordinance for over-55 housing and it will come to the Commission at the next meeting – August 4. Mr. Morrison said there have been no official statements but he has received some feedback about this issue and no one is interested in seeing R-3 zoning, so they will be looking at overlays in R-1 and R-2 Districts.

Adjournment:

Ms. Hoy: Moved to adjourn at 8:23 p.m.

Mr. Patrick: Seconded

Motion Approved: 6-0