

Pledge of Allegiance

Present:

Present at the meeting: Bill Yant, Robert Mitall, John Bosetti, Ed Patrick, Jayne Hoy, Frank Muzika and Tony Spadaro, Council Liaison. Also in attendance was Chief Administrator Jim Morrison.

Absent: Zachary Kansler

Minutes: Ms. Hoy moved to accept the June 18, 2019 minutes; seconded by Mr. Yant. All in attendance voted aye. Motion approved.

Public Comment: None.

New Business: Powers Subdivision, S-6-19, 4901 Logan Ferry Road, Two Lot Subdivision

Marshall McKellop appeared for the applicant. Mr. Mitall reviewed the prior discussion regarding this application and noted that a review letter was sent to the applicant and a new plan has been received by the Commission. Mr. McKellop discussed the items on the review letter and advised that: a digital copy of the plan had been forwarded, the scale was changed, issues with the deed were resolved and a survey included, right-of-way from the center line has been adjusted, water company has to be added on the list of utilities (there are separate utilities to each household with separate billings), the Mallard Landing lots to the rear of the property have been added and labeled, there is no creek or running water on the property, the existing gas well on the property has been added to the drawing, (there was discussion on the fee-in-lieu/Mr. Morrison will check on whether \$1,250 is due when creating a new lot or a buildable lot), a note regarding both septic and sand mounds has been added, and R-R zoning was confirmed.

Mr. Yant noted that the areas are mis-numbered and need to be corrected; he also expressed a concern that the lot (#2) for the building (garage?) has been narrowed to such an extent that if the septic system ever has to be replaced, there is not enough room to do it. He suggested forgetting about the minimum distance to the garage, straighten the line out and extend it further away from Logan Ferry Road to create more space for a sand mound if it is ever required.

Mr. McKellop also noted that the required front set-back has been added to the plan and the side yard requirement will be noted and addressed when the next plan with all revisions is submitted. Mr. Morrison stated that a non-conforming can't be created so the applicant has to verify that it's 40 feet to the proposed new lot line. Mr. Yant asked what the current area of Lot #2 is; Mr. McKellop said it is 2 acres. There was discussion about the 200' front dimension on the new drawing; Mr. McKellop indicated that he would check and could add the distance at the building line. Mr. Mitall said additional work needs to be done to get the

building lines to meet the minimum 200' frontage and he isn't sure that is possible. Mr. McKellop said he believes some things are mislabeled on the plan and some of the measurements are incorrect. Mr. Yant said a plan needs to be provided that shows the correct lines/measurements. Following corrections, this matter will be before the Commission at the August 6, 2019 meeting. Ms. Hoy moved to table the application; Mr. Muzika seconded. All present voted aye. Motion approved.

Old Business: The Acres at Magnolia Farms, S-5-19, Sardis Road & Saltsburg Road, Thirteen Lot Subdivision

Greg Korniodis, representing the applicant, advised that the name of the subdivision has been changed from "The Acres at Magnolia Farms" to "The Acres," which was noted in the letter sent to staff.

Mr. Korniodis discussed the individual items in the updated letter dated July 15, 2019. He apologized for the omission of the HOP location on the subdivision plat and said it will be rectified as soon as possible. Gas, water and electric availability letters have been provided. All other items on page 2 have been addressed and resolved. The NPDES permit is pending; staff will be forwarding the plans to the EAC and Parks and Recreation Board; site drawings and sanitary sewer routing has been submitted to FTMSA; , the information regarding cost estimate of public and/or private improvements will be provided at a later date; the applicant is requesting fee-in-lieu rather than dedicated open space since there are 2 nearby parks; the proposed water system is still in negotiations with the water authority and is cost prohibitive at this point. Colleen Heeley advised that for Lots 11, 12 and 13 that are part of the community, but at the same time outside of the community, easements for possible future public water have been discussed; however, the development team is leaning more towards wells to service those lots. Mr. Yant said he has no problem with putting wells on those lots but well tests would have to be done prior to approval. There was some concern and discussion regarding the location of fire hydrants to service the development.

Mr. Korniodis continued discussing the items in the July 15 letter. The sewage facilities planning module and street name signs still remain outstanding. Modifications/waivers are being requested for storm water easement placement and slope, which Mr. Korniodis explained in detail. Mr. Morrison asked how the tanks are sized (10-year storm?) and wondered where the water would go if there are more rains like those that have been occurring lately. Mr. Korniodis said it would be designed as per the Municipality's storm water ordinance. Mr. Korniodis showed on the plan how the water would be directed. No additional comments have been recommended from the engineer regarding the zoning issues and all have been resolved. The items regarding supplemental regulations have been acknowledged by the engineer and resolved. Regarding signs, a monument sign is shown and design details will be submitted with a separate sign permit application; a separate land operations application will also be submitted.

The storm water sewer report has been revised; however, the storm water BMPs will be shown on the recorded plan, which will be forwarded to the Municipality (NOTE: the BMPs are shown on the plan but not labeled). Mr. Mitall suggested that the engineers look at the

design of the detention system at the bottom of the hill. The other issues on pages 7 and 8 have been acknowledged and/or resolved.

Several issues on page 9 remain outstanding (landscaping for the pond; storm water easements for on-lot BMPs; underground storm water facilities 50' from nearest property line; finished grade over underground detention facility less than 3%; inflows to underground facility equipped with trash and debris collection device; NPDES/erosion control/ storm water management approvals from Westmoreland Conservation District).

All items on page 10 have been acknowledged and addressed by the engineer; the maintenance agreement will be provided at the time of recording; financial security requirement will be taken care of with the finalizing of the plans. Mr. Mitall said the application for the NPDES permit has been submitted to the DEP and will likely take a while to obtain and there is a problem with the sewers because there are no taps and asked if this had been submitted as a preliminary application; Mr. Morrison said he does not believe so. In order not to have to go through this all again, Mr. Mitall asked if this could be considered a preliminary plan approval with all of the outstanding issues to be resolved with final plan submission. Mr. Morrison said that could probably be done. Mr. Patrick asked about the grade/percentage of slope on the road. Mr. Korniodis said he believes it is 12, which is within the limits. Mr. Morrison said he is still concerned about the storm water coming down the road and a 13% slope could cause a lot of problems. Mr. Korniodis said there is between 140'-150' between inlet stations and if there is a need to add more, that would be considered. Mr. Yant said it's not a question of whether the pipe will hold the water, but whether the water will go into the pipe. Mr. Korniodis said if more inlets are added, that will help to rectify the issue.

Mr. Mitall said he believes this should be considered a preliminary subdivision and give the applicant time to sort out the other issues before it is brought back to the Commission for a final review. Mr. Korniodis said that is fine with him. Mr. Yant asked for a paper list to be provided so that he can check off issues that have been resolved and/or completed; he can't do that on a computer screen. Mr. Yant continued with his concerns about the availability of water to the lots. Mr. Yant moved to accept the application as a preliminary subdivision, subject to the resolution of the issues that are unresolved at this time; Mr. Patrick seconded. Mr. Morrison said they will need a time extension. Mr. Korniodis said he was fine with that. All present voted aye, with Mr. Mitall abstaining. Motion approved.

Other Business:

Mr. Mitall said he has heard concerns about there being no "affordable" place for senior citizens to live. He said it all comes down to land cost and how many units can be erected per acre. He also said that Murrysville's zoning is somewhat restrictive and not as favorable as some communities. He said that if Murrysville wants to keep people in the community that want to stay in town, a place needs to be found for them – perhaps an over-50/55 community, and Murrysville should allow a larger density for that type of community. Mr. Yant said that he has spoken to people that are going to Penn Township because there is more affordable housing in that area. Colleen Heeley said her company has been in business since 1985 and

they have gone to other communities where they have been able to take sites and make smaller lots – that’s what her clients are asking for. She said she would love to continue to buy land in Murrysville and build a townhouse community or smaller lots. Ms. Hoy said Murrysville’s current PRD doesn’t work well enough for that kind of development. Mr. Yant said that’s because it has the same essential zoning requirements as single-family dwellings. Mr. Patrick said that if you have a smaller footprint, the only way to go is up, and most people aren’t looking for “up” but for a common level. Looking at the ranch houses in Murrysville indicates that they were built in the 50s and have large lawns. Ms. Heeley said there is a community in Penn Township that is a 47-lot subdivision, but has only 8 single-family lots with the rest being duplexes; she would love to be able to build something like that in Murrysville. Mr. Mitall said one of the best things in Murrysville is the Brookside plan, but something like that couldn’t be built today because the density is too high. Mr. Mitall said there is a certain segment of the population that really doesn’t want what Murrysville’s zoning permits. Mr. Mitall said it will be awhile before another comprehensive plan is done and he is suggesting possibly hiring a member of the community who has some knowledge of planning to offer an opinion and guidance on some type of age-specific development. Ms. Hoy said it’s something Murrysville doesn’t have, and there is a need for it, but she doesn’t know where it would be put. Mr. Yant said there should be some timeframe set because the properties (size) needed to build this type of development are disappearing quickly.

Mr. Yant asked if there was any news on the Weyerhauser property. Mr. Morrison said they are waiting on the developer’s agreement, but then said nothing is happening on that property. They are waiting on the developer’s agreement for the 84 Lumber property. In addition to Smarty Artie’s, Restaurant on the Main will be coming next to Jimmy John’s in Maple Commons.

Adjournment:

Mr. Yant: Moved to adjourn at 8:25 p.m.

Ms. Hoy: Seconded

Motion Approved: 6-0