

**WEST DEER  
TOWNSHIP  
SUPERVISORS  
PUBLIC HEARING**



**February 19, 2020**

**6:00 p.m.**

**Conditional Use**

**PRD – MCINTYRE HEIGHTS**

**CONTINUED**

CONTINUED PUBLIC HEARING – CONDITIONAL USE FOR A PRD/MCINTYRE HEIGHTS PLAN:

- OPEN PUBLIC HEARING
- PLEDGE OF ALLEGIANCE
- ROLL CALL
- PUBLIC HEARING ADVERTISED IN COMPLIANCE WITH THE LAW.
- PROPERTY POSTED
- ADJOINING PROPERTY OWNERS NOTIFIED VIA MAIL
- COURT REPORTER PRESENT

***AT THIS POINT, ALL THOSE WHO ARE INTERESTED IN SPEAKING THIS EVENING, PLEASE RISE TO BE SWORN-IN.....***

THE PUBLIC HEARING IS FOR A CONDITIONAL USE FOR A PLANNED RESIDENTIAL DEVELOPMENT (PRD) FOR THE APPLICANT, RICHLAND HOLDINGS, LLC TO CONSTRUCT 31 SINGLE FAMILY HOME UNITS AND 32 DUPLEX UNITS FOR A TOTAL OF 63 BUILDINGS ON 38.7 ACRES LOCATED ON MCINTYRE ROAD, GIBSONIA, PA 15044.

NAME OF PLAN:	MCINTYRE HEIGHTS PLAN
LOT/BLOCK NUMBERS:	1666-S-249 & 1666-S-160.
ZONING DISTRICT:	R-2 SEMI-SUBURBAN RESIDENTIAL

A CONDITIONAL USE IS A PERMITTED USE AS LISTED IN THE ZONING ORDINANCE FOR THE MCINTYRE HEIGHTS PLAN IN THE R-2 SEMI SUBURBAN RESIDENTIAL ZONING DISTRICT. AFTER REVIEW AND RECOMMENDATION BY THE PLANNING COMMISSION, THE BOARD OF SUPERVISORS CAN PLACE ADDITIONAL CONDITIONS ON THIS PERMITTED USE.

AT THEIR OCTOBER 24, 2019 MEETING, THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE MCINTYRE HEIGHTS PRD WITH THE FOLLOWING CONDITIONS:

1. Waiver needed for a de minimus deviance on the garage width of 21 feet and 1 inch from 22 feet.
2. Waiver needed for 15-foot minimum building separate on duplexes in lieu of 30 feet.
3. Township would retain the right to review the proposed level of amenities during final approval.
4. Require a light post at every unit on a photocell. Maintenance covered in the covenants.
5. Satisfy any comments of Shoup Engineering review letter dated October 22, 2019.
6. Review buffers adjacent to existing units for adequacy of buffer after clearing and adding supplementary buffers if needed to meet Type A screening requirements per zoning ordinance.

A COPY OF THE PLAN NARRATIVE HAS BEEN SUBMITTED BY GIBSON-THOMAS ENGINEERING DATED OCTOBER 16, 2019.

ALSO ATTACHED IS THE REVIEW LETTER BY SHOUP ENGINEERING DATED JANUARY 7, 2020 FOR TENTATIVE APPROVAL – AND LISTED THE FOLLOWING COMMENTS SHOULD BE CONSIDERED:

1. The use of a PRD is a conditional use in the R-2 Zoning District.
2. Zoning Section 210-75.D(2)(a) requires that a minimum of one 22 feet wide garage attached to each unit.  
*The applicant has responded that garages for each type of unit will be between 21 and 22 feet wide.*
3. It is noted that Code Section 210-11-A indicates that each lot must contain a minimum area of 21,780 square feet. Although this minimum lot area appears to be listed in error, a modification of this provision will need to be requested.

4. Code Section 210-75.B(1) requires that separation between buildings be at least 30 feet.

*The applicant has responded that the single family dwellings will have the requested 30 feet separation and that the duplexes will have a minimum of 15 feet separation between structures. A modification for this item will be required.*

5. Two departures of the Township code are requested as described in the Plan Narrative regarding the length of a cul-de-sac road and off street parking/proximity of parking to units.

- **FIRST:** WILL THE APPLICANT OR A REPRESENTATIVE COME FORWARD AND STATE YOUR NAME AND ANY COMMENTS YOU HAVE.....
- **SECOND:** WE WILL TAKE ANY PUBLIC COMMENTS AT THIS TIME.....PLEASE COME UP TO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO TABLE.

**OR**

I MOVE TO APPROVE THE MCINTYRE HEIGHTS PLAN CONDITIONAL USE AND THE TENTATIVE APPLICATION FOR A PLANNED RESIDENTIAL DEVELOPMENT AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE ABOVE LISTED CONDITIONS AND COMMENTS LISTED BY SHOUP ENGINEERING.

MOTION SECOND AYES NAYES

MRS.HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MR. FORBES	___	___	___	___
MR. KARPUZI	___	___	___	___

Project Name: **McIntyre Heights- PRD**

Property Location: McIntyre Road

Zoned: R-2 (Semi-Suburban Residential – Low/Medium Density)

Seeking approval for the construction of 31 single family patio homes and 32 duplex units on 38.7 acres with picnic/pavilion area.

First motion by Mr. Butala and second motion by Mr. Stark to **RECOMMEND APPROVAL** of the McIntyre Heights PRD with the following conditions:

1. Waiver needed for a de minimus deviance on the garage width of 21 feet and 1 inch from 22 feet.
2. Waiver needed for 15-foot minimum building separation on duplexes in lieu of 30 feet.
3. Township would retain the right to review the proposed level of amenities during final approval.
4. Require a light post at every unit on a photocell. Maintenance covered in the covenants.
5. Satisfy any comments of Shoup Engineering review letter dated Oct. 22, 2019.
6. Review buffers adjacent to existing units for adequacy of buffer after clearing and adding supplementary buffers if needed to meet Type A screening requirements per zoning ordinance.

**Significant changes from May 2017 submission and current submission.**

1. Total unit numbers decreased by 6 units. Original submission was for 35 single family detached homes and 34 duplex units (69 total units). New submission is for 31 single family detached homes and 32 duplex (63 total units).
2. Front yard setbacks originally not staggered. Planning commission recommended a 5' offset in front yards on at least 40% of single family lots. The new plan reflects that recommendation.
3. Original submission had 10' side yards on all buildings. New submission has 15' side yards for single family detached (current zoning) and duplexes have a minimum of 15' building separation in lieu of 30' building separation.





Plan Narrative  
for  
McIntyre Heights, P.R.D.  
situate in

West Deer Township, Allegheny County, PA  
made for

Richland Holdings, LLC

October 16, 2019

McIntyre Heights, P.R.D. is a 38.7 acre, R-2 zoned wooded tract located along the north side of McIntyre Road, just west of Shadow Court in West Deer Township, Allegheny County, Pa (Figure 1). The project proposes a PRD (planned residential development), consisting of 31 Single Family home units and 32 Duplex units for a total of 63 buildings.

Public water and sewer are available at the property. Public water is on McIntyre Road, and a Public Sewer mainline traverses the middle of property at the stream that also traverses west to east mid-site.

The West Deer Codified Ordinance 408, adopted 4-20-2016 is the basis of the planning and design for this proposed development.

The proposed PRD will have a density of  $63 \text{ units}/38.7 \text{ acres} = 1.63 \text{ units/acre}$ . By comparison, the R-2 zoning allows for 2 units/acre, and 77 units.

This PRD proposes:

- 50' building setback/buffer area around the perimeter of property. Within the 50' buffer, there will be minimal grading, and thus preserving the natural vegetation/woods. Additional screening trees will be added if warranted, to obtain the desired privacy screening.
- Single Family lots will have alternating front setbacks of 20' and 25'.
- Duplex lots will have a 20' front setback line.
- The proposed open/common area is 19.45 acres, representing 55.9% of the net property area. PRD requirement is 30% minimum.
- The PRD ordinance does not have requirements for lot area sizes, or for side setback requirements, of the patio home lots. This plan proposes a minimum 6000 sf lot size and 10' side setback lines. The smallest duplex lot is 7448 sf.
- At the Duplex community, a pavilion is proposed, with a parking lot for its use.

This project is proposed by:

Owner/Developer: Richland Holdings, LLC  
1426 Pittsburgh Road  
Valencia, PA 16059

Engineer/Surveyor: Gibson-Thomas Engineering Co., Inc.  
9951 Old Perry Highway  
Wexford, PA 15090  
Phone: (724) 935-8188  
Email: jason.paulovich@gibson-thomas.com

Two departures from Township code are requested for this development as follows:

1. 185-25.A.: cul-de-sac length. This request is made to allow cul-de-sac length in excess of ordinance requirement due to topography and geometry of the site. The length of roadway will be mitigated by a mid-length turn-around area within the development, which will be designed for fire truck/emergency vehicle maneuvering in accordance with fire chief recommendations. The additional length is to span across a non-developable section where the stream crossing is at, which happens to be the section that changes from patio homes to duplexes. The total cul-de-sac road length is 2005', and the turn-around at mid-length is at the 1000' station. The Ordinance states a 1500' maximum length.
2. 210-78-D-2-b.: Off-street parking and proximity to units. This request is to provide spill-over parking just at the Duplex community pavilion parking area, and departure of the 100' proximity to units.

The patio homes will incorporate garages and sufficient length/width of individual drives to accommodate their parking needs.

McIntyre Heights, PRD is otherwise designed to meet all applicable Township standards, and is in the public's interest as it will provide a low-density, low-impact development, preserving at least 19 acres as permanent open space containing existing wetlands, steep slope areas, existing drainage course and other unique natural resources. The development will also provide traffic impact fees per township code for additional public traffic improvements. The comprehensive plan calls for single-family (Patio home) and Duplex development to be permitted, uses R-2 zoning districts for density control. It also encourages development of PRD planned residential developments, by promoting economical and efficient use of land while providing a comfortable blend of housing types and preservation of natural scenic qualities of open space.

Towards this plans concept of PRD development, it provides a significant reduction of development density and a significant increase of preservation of

natural features. By contrast, a R-2 development would be more dense and having the majority of the site altered by tree removals for the building lots.

All utilities exist at the site with capacity to service the proposed development. Stormwater management facilities will be provided on site in accordance with all applicable township, county and state requirements.





# SHOUP ENGINEERING

## FOR OVER 50 YEARS

329 Summerfield Drive, Baden PA 15005  
Phone: 724-869-9560 Fax: 724-869-7434  
shoupeng@comcast.net

Our New Email Is: [info@shoupengineering.com](mailto:info@shoupengineering.com)

January 7, 2020

Mr. Bill Payne  
West Deer Township  
109 East Union Road  
Cheswick, PA 15024

Via Email

Re: McIntyre Heights  
Application for Tentative Approval - PRD (plans last dated January 2, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced applications for tentative approval-PRD located in the R-2 Zoning District and the following comments should be considered.

1. The use of a PRD is a conditional use in the R-2 Zoning District.
2. Zoning Section 210-75.D(2)(a) requires that a minimum of one 22 feet wide garage attached to each unit.

*The applicant has responded that garages for each type of unit will be between 21 and 22 feet wide.*

3. It is noted that Code Section 210-11-A indicates that each lot must contain a minimum area of 21,780 square feet. Although this minimum lot area appears to be listed in error, a modification of this provision will need to be requested.
4. Code Section 210-75.B(1) requires that separation between buildings be at least 30 feet.

*The applicant has responded that the single family dwellings will have the requested 30 feet separation and that the duplexes will have a minimum of 15 feet separation between structures. A modification for this item will be required.*

Mr. Bill Payne  
McIntyre Heights  
January 7, 2020  
Page 2

5. Two departures of the Township code are requested as described in the Plan Narrative regarding the length of a cul-de-sac road and off street parking/proximity of parking to units.

A written response should be provided as to how each of the above comments have been addressed.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,



Scott A. Shoup, P.E.

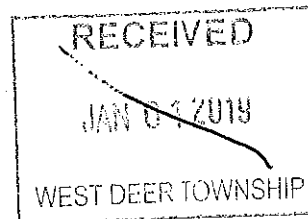
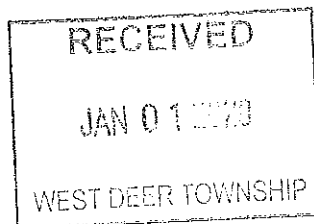
cc: Cathy Sopko, via email  
Daniel Mator, via email  
Denise Teorsky, via email  
Jason Paulovich, Gibson-Thomas, via email  
James Day, Gibson-Thomas, via email



# Gibson-Thomas ENGINEERING

Pittsburgh Office  
9951 Old Perry Highway  
Wexford, PA 15090  
Phone: 724-935-8188  
Fax: 724-935-8189

www.gibson-thomas.com



January 02, 2020

Mr. William Payne  
Zoning & Code Enforcement Officer  
West Deer Township  
109 East Union Road  
Cheswick, PA 15024

Re: McIntyre Heights  
Application for Tentative Approval – PRD (plans dated 10-17-2019)

Dear Mr. Payne:

Attached is one set of revised plans addressing items in Shoup Engineering's review letter, dated December 11, 2019 for the McIntyre Heights PRD Plan. The following is an item-by-item address to those comments:

1. The use of a PRD is a conditional use in the R-2 Zoning District.

*Response: Acknowledged.*

2. Zoning Section 210-75.D(2)(a) requires that a minimum of one 22 feet wide garage attached to each unit.

*The applicant has responded that garages for each type of unit will be between 21 and 22 feet wide. The Township should acknowledge that this de minimus modification is acceptable.*

*Response: Acknowledged.*

3. It is noted that Code Section 210-11-A indicates that each lot must contain a minimum area of 21,780 square feet. Although this minimum lot area appears to be listed in error, a modification of this provision may still need to be requested.

*Response: The minimum proposed lot area on the PRD is 7448 sf. The stated minimum area of 21,780 sf is for R-2 Conventional Development. This plan and application is for a PRD. Township should clarify if a Modification is even warranted.*

4. Code Section 210-75.B(1) requires that separation between buildings be at least 30 feet. What are the proposed separation distances?

ESTABLISHED 1916

Latrobe ■ Harrisburg ■ Indiana ■ Fayette ■ Washington ■ Ft. Myers

*The applicant has responded that the single family dwellings will have the requested 30 feet separation and that the duplexes will have a minimum of 15 feet separation between structures. A modification for this item will be required. A note should be added to the plan indicating the proposed minimum building separations.*

*Response: A Modification to Section 210-75.B(1) is hereby requested. A note has been added to Sheet LD-1 Land Development Plan, of the proposed building separation distances.*

5. Two departures of the Township Code are requested as described in the Plan Narrative regarding the length of a cul-de-sac road and off street parking/proximity of parking to units.

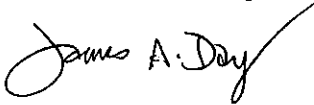
*Response: Acknowledged.*

6. The proposed lot widths should be identified on the plans.

*Response: Lot frontage dimensions have been added to plan.*

Should there be any additional questions or comments, please do not hesitate to contact this office.

Very Truly Yours,  
Gibson-Thomas Engineering Co, Inc.



James A. Day, PE, PLS

# *PRELIMINARY PLAN* **MCINTYRE HEIGHTS, P.R.D.**

SITUATE IN

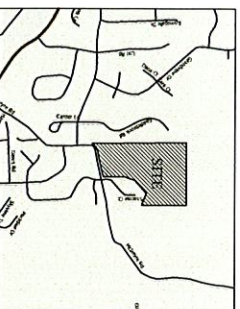
WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA

Date: 02-05-2020



## **SHEET INDEX**

Sheet No.	Description
EX-1	Existing Conditions / Natural Resources Analysis Map
LD-1	Land Development Plan
GP-1	Grading Plan
CP-1	Construction Plan
CP-2	Construction Profiles & Details
LS-1	Landscaping / Amenities Plan



LOCATION MAP  
NOT TO SCALE



*- PRELIMINARY PLAN -*  
**MCINTYRE HEIGHTS, P.R.D.**

SITUATE IN

WEST DEER TOWNSHIP, ALLEGHENY CO., PA

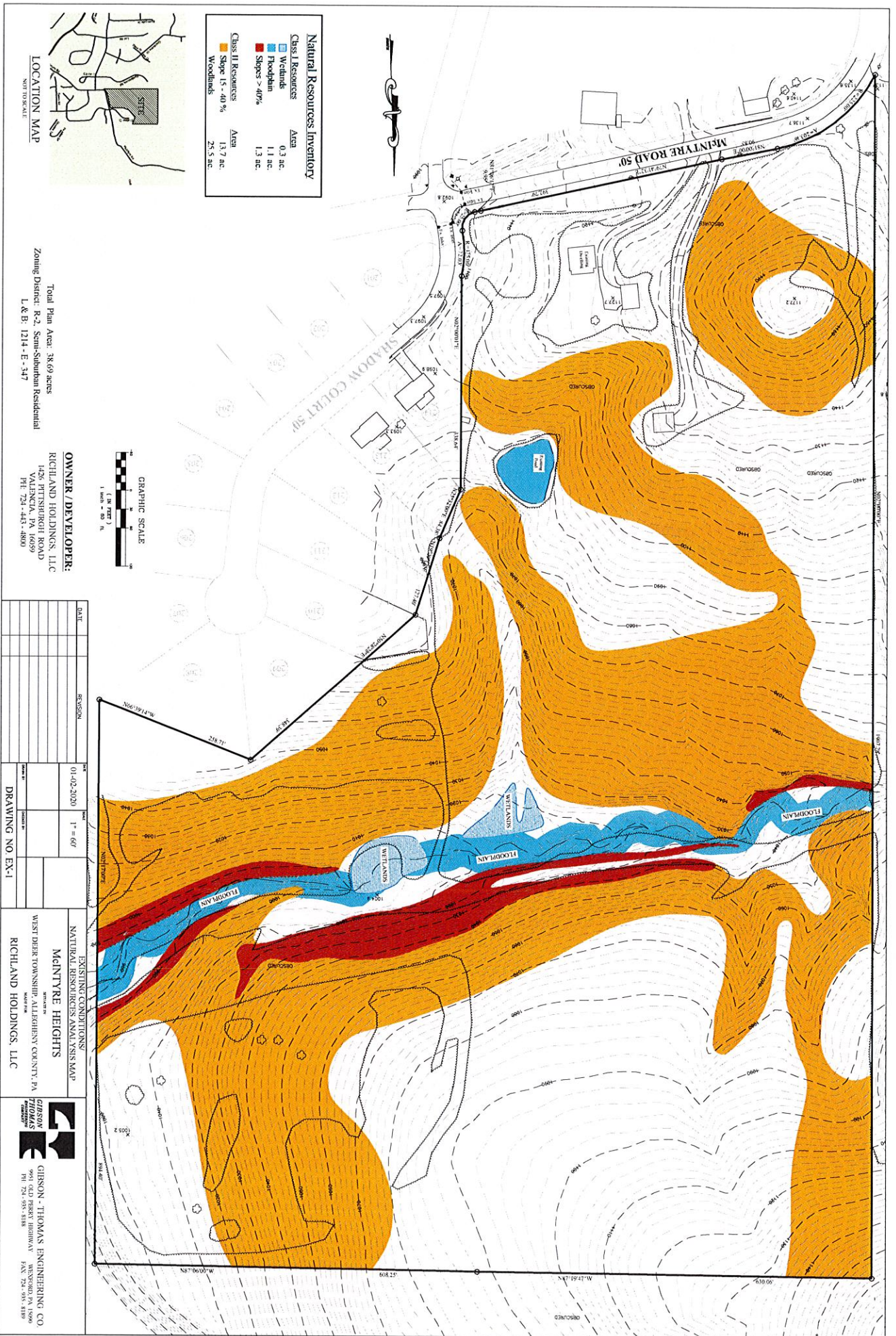
### **OWNER/DEVELOPER:**

**RICHLAND HOLDINGS, LLC**  
 1400 RICHMOND AVENUE  
 VALENTIEN, PA 15686  
 PH: 724-441-4800

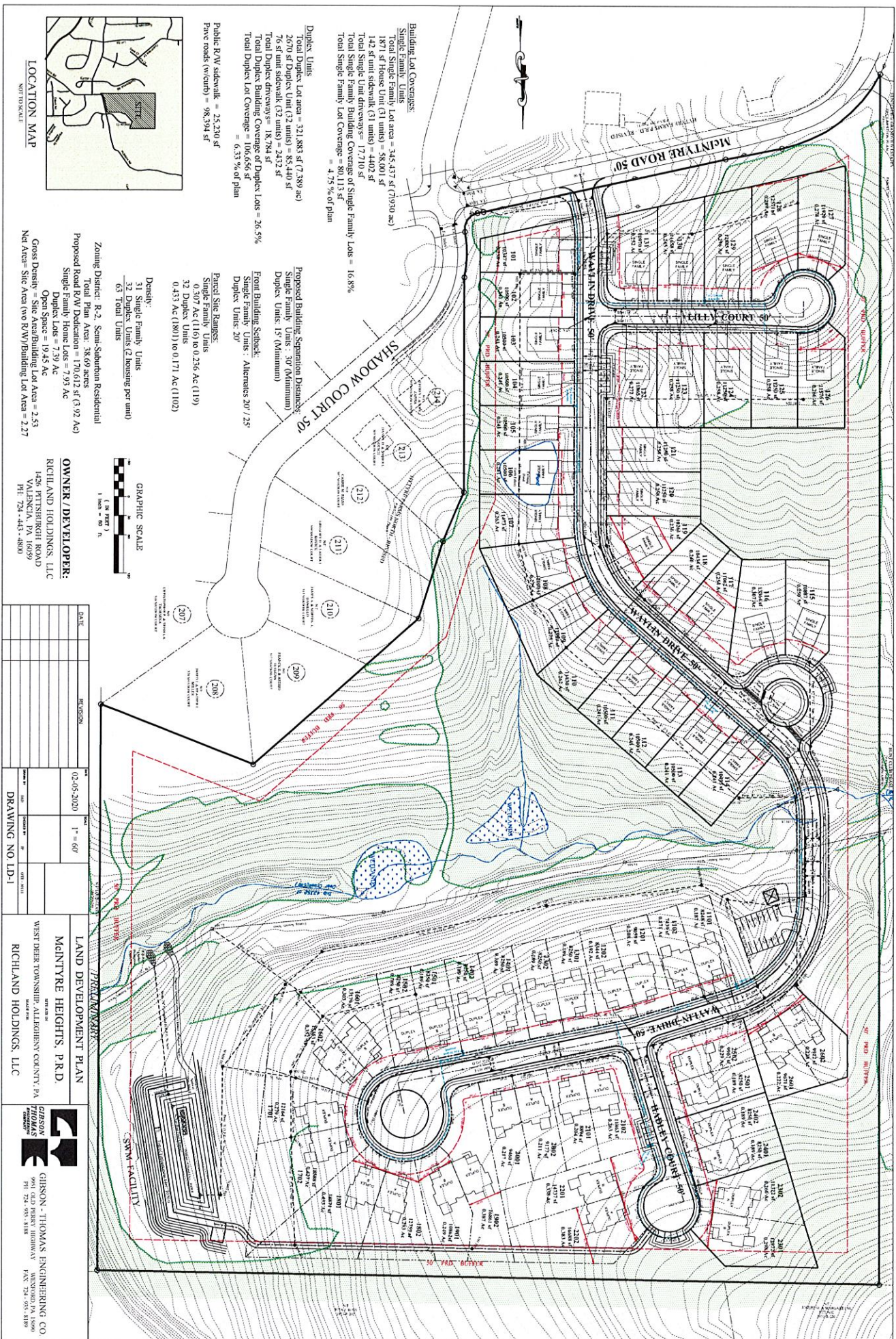
### **SURVEYOR / ENGINEER:**

**GIBSON-THOMAS ENGINEERING CO.**  
 1000 GIBSON ROAD  
 PITTSBURGH, PA 15204  
 PH: 724-941-4800









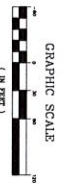
**Building Lot Coverages:**  
Single Family Units  
Total Single Family Lot Area = 345,437 sf (7,930 ac)  
1871 sf House Unit (31 units) = 58,001 sf  
142 sf unit sidewalk (31 units) = 4,402 sf  
Total Single Unit driveway = 17,710 sf  
Total Single Family Building Coverage of Single Family Lots = 16.8%  
Total Single Family Lot Coverage = 80,113 sf  
= 4.75% of plan

**Duplex Units**  
Total Duplex Lot area = 321,883 sf (7,389 ac)  
2670 sf Duplex Unit (32 units) = 85,440 sf  
76 sf unit sidewalk (32 units) = 2,432 sf  
Total Duplex driveway = 18,784 sf  
Total Duplex Building Coverage of Duplex Lots = 26.5%  
Total Duplex Lot Coverage = 106,656 sf  
= 6.33% of plan

Public R/W sidewalk = 25,230 sf  
Private R/W sidewalk = 98,394 sf

**LOCATION MAP**  
NOT TO SCALE

**Zoning District:** R-2, Semi-Suburban Residential  
Total Plan Area: 38.69 acres  
Proposed Road R/W Dedication = 170,612 sf (3.92 Ac)  
Single Family Home Lots = 7.93 Ac  
Duplex Lots = 7.93 Ac  
Open Space = 19.45 Ac  
Gross Density = Site Area/Building Lot Area = 2.53  
Net Area = Site Area (w/ R/W)/Building Lot Area = 2.27



**OWNER / DEVELOPER:**  
RICHLAND HOLDINGS, LLC  
1426 PITTSBURGH ROAD  
VALENCIA, PA 16059  
TEL: 724-443-4800

DATE	REVISION
02-05-2020	1" = 60'

**LAND DEVELOPMENT PLAN**  
McINTYRE HEIGHTS, P.R.D.  
WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA  
PROJECT  
RICHLAND HOLDINGS, LLC

**CHISON, THOMAS ENGINEERING CO.**  
9901 OLD PERRY HIGHWAY  
MUNSTADT, PA 15060  
TEL: 724-595-8188  
FAX: 724-595-8189

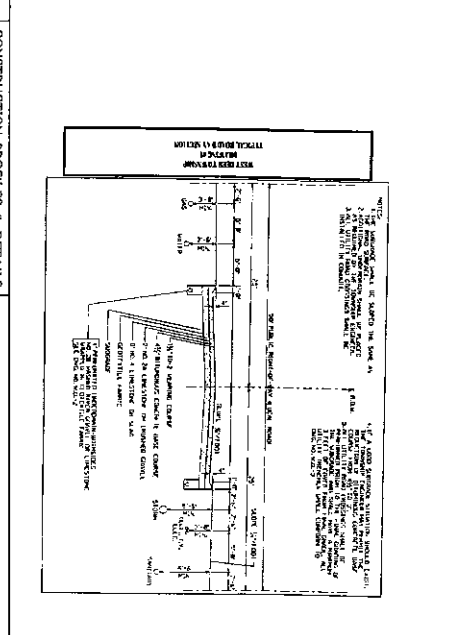
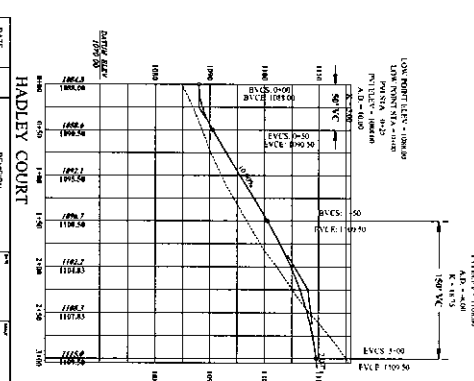
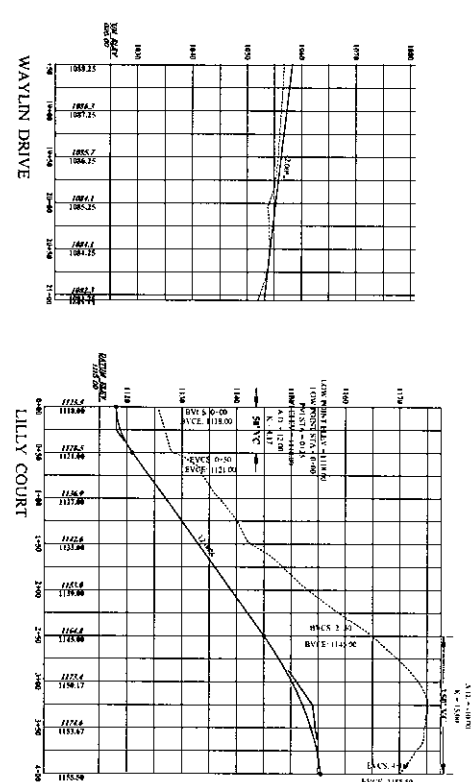
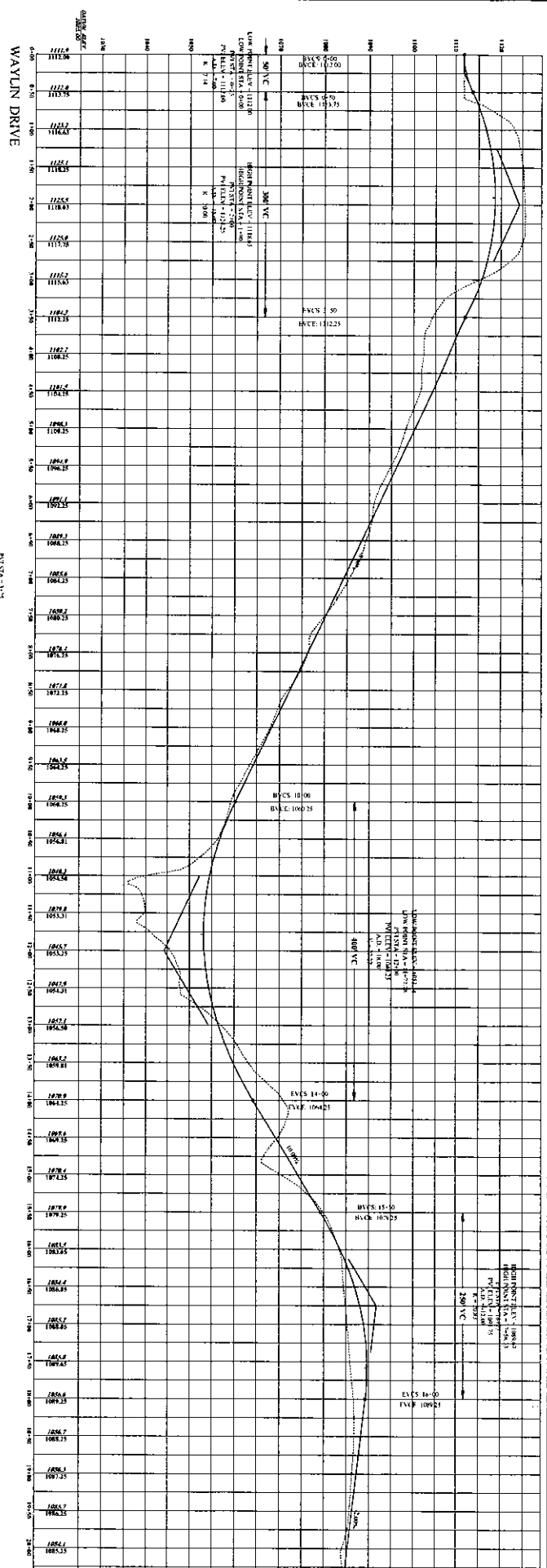












DATE	02-05-2020	TIME	1:10
DRAWING NO.	CP-2		
PROJECT	CONSTRUCTION PROFILES & DETAILS		
CLIENT	MCINTYRE HEIGHTS, P.R.D.		
LOCATION	WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA		
DRAWING NO.	CP-2		
DESIGNED BY	GIBSON - THOMAS ENGINEERING CO.		
CHECKED BY	GIBSON - THOMAS ENGINEERING CO.		
DATE	02-05-2020		







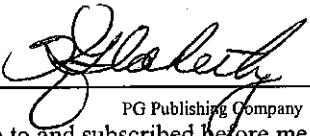
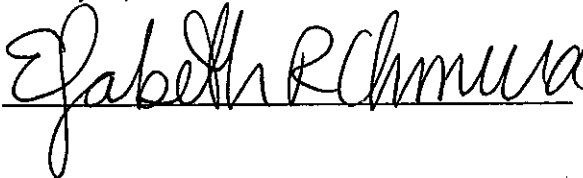
**Proof of Publication of Notice in Pittsburgh Post-Gazette**

Under Act No 587, Approved May 16, 1929, PL 1784, as last amended by Act No 409 of September 29, 1951

Commonwealth of Pennsylvania, County of Allegheny, ss K. Flaherty, being duly sworn, deposes and says that the Pittsburgh Post-Gazette, a newspaper of general circulation published in the City of Pittsburgh, County and Commonwealth aforesaid, was established in 1993 by the merging of the Pittsburgh Post-Gazette and Sun-Telegraph and The Pittsburgh Press and the Pittsburgh Post-Gazette and Sun-Telegraph was established in 1960 and the Pittsburgh Post-Gazette was established in 1927 by the merging of the Pittsburgh Gazette established in 1786 and the Pittsburgh Post, established in 1842, since which date the said Pittsburgh Post-Gazette has been regularly issued in said County and that a copy of said printed notice or publication is attached hereto exactly as the same was printed and published in the \_\_\_\_\_ regular editions and issues of the said Pittsburgh Post-Gazette a newspaper of general circulation on the following dates, viz:

**26 of December, 2019****02 of January, 2020**

Affiant further deposes that he/she is an agent for the PG Publishing Company, a corporation and publisher of the Pittsburgh Post-Gazette, that, as such agent, affiant is duly authorized to verify the foregoing statement under oath, that affiant is not interested in the subject matter of the afore said notice or publication, and that all allegations in the foregoing statement as to time, place and character of publication are true.

  
 PG Publishing Company  
 Sworn to and subscribed before me this day of:  
 January 02, 2020  


Commonwealth of Pennsylvania - Notary Seal  
 Elizabeth R. Chmura, Notary Public  
 Allegheny County  
 My commission expires February 8, 2022  
 Commission number 1326781  
 Member, Pennsylvania Association of Notaries

**STATEMENT OF ADVERTISING COSTS**

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109 EAST UNION RD.

CHESWICK PA 15024

To PG Publishing Company

Total -----

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Please see reverse for deadline information.

**COPY OF NOTICE  
OR PUBLICATION**

The West Deer Township Board of Supervisors will hold a public hearing for a Conditional Use for a proposed Planned Residential Development for the applicant, Richland Holdings, LLC to construct single family home units and duplex units for a total of up to 63 buildings on 38.7 acres located on McIntyre Road, Gibsonia, PA 15044 in the R-2 Semi-Suburban Residential District.

The public hearing will be held on Wednesday, January 15, 2020 at 6:00 p.m. at the West Deer Township Building located at 109 East Union Road, Cheswick, PA 15024.

Daniel J. Mator, Jr.  
 Twp. Mgr.

**Publish**  
 PG PUBLISHING COMPANY  
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Office  
 2201 Sweeney Drive  
 CLINTON, PA 15026  
 Phone 412-263-1338

I hereby certify that the foregoing  
 subject matter of said notice.

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 Circulation

lvertising costs in the





Chairman of the Board  
Shirley Hollibaugh

Vice-Chairman of the Board  
Richard W. DiSanti, Jr.

Township Manager  
Daniel J. Mator, Jr.

December 30, 2019

Dear Property Owner:

Please be advised that the Township of West Deer is in receipt of a conditional use application for a development that will be bordering (or in close proximity) to your property. The description is as follows:

- Property: located at 125 McIntyre Road (Lot/Block #1666-S-249 and 1666-S-160) (see attached map/site plan)
- Zoned: R-2 Semi-Suburban Residential
- Applicant: Richland Holdings, LLC
- Project: Conditional Use to construct a PRD (Planned Residential Development) in an R-2 zone. Development will consist of 31 single family patio homes and 32 duplex units on 38.7 acres. Total of 63 buildings.

A public meeting, conducted by the West Deer Township Board of Supervisors, will be held on **JANUARY 15, 2020 at 6:00 p.m.** at the Municipal Building on 109 East Union Road. The Board of Supervisors will be discussing and voting on this project at this meeting. All interested parties are encouraged to attend this meeting to voice their concerns.

If you have any questions, please call 724-265-2780.

Sincerely,

*William Payne*  
Code Enforcement Officer  
West Deer Township

Resident  
318 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
320 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
322 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
324 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
301 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
325 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
302 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
327 Saddlebrook Rd.  
Gibsonia, PA 15044

Brennan Builders  
800 S. Washington St.  
Evans City, PA 16033-9208

Resident  
333 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
335 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
337 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
339 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
341 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
343 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
345 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
347 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
349 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
351 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
355 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
502 Shadow Ct.  
Gibsonia, PA 15044

Resident  
503 Shadow Ct.  
Gibsonia, PA 15044

Resident  
504 Shadow Ct.  
Gibsonia, PA 15044

Resident  
505 Shadow Ct.  
Gibsonia, PA 15044

Resident  
506 Shadow Ct.  
Gibsonia, PA 15044

Resident  
507 Shadow Ct.  
Gibsonia, PA 15044

Resident  
508 Shadow Ct.  
Gibsonia, PA 15044

Resident  
509 Shadow Ct.  
Gibsonia, PA 15044

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510 Shadow Ct.  
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512 Shadow Ct.  
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517 Shadow Ct.  
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Resident  
520 Shadow Ct.  
Gibsonia, PA 15044

Resident  
404 Duke Ct.  
Gibsonia, PA 15044

Resident  
406 Duke Ct.  
Gibsonia, PA 15044

Resident  
410 Duke Ct.  
Gibsonia PA 15044

Resident  
412 Duke Ct.  
Gibsonia, PA 15044

Resident  
418 Duke Ct.  
Gibsonia, PA 15044

Resident  
420 Duke Ct.  
Gibsonia, PA 15044

Resident  
208 Hytyre Farms  
Gibsonia, PA 15044

Resident  
313 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
315 Saddlebrook Rd.  
Gibsonia, PA 15044

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317 Saddlebrook Rd.  
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319 Saddlebrook Rd.  
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323 Saddlebrook Rd.  
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329 Saddlebrook Rd.  
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303 Saddlebrook Rd.  
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328 Saddlebrook Rd.  
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330 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
331 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
623 Whispering Pines  
Gibsonia, PA 15044

Resident  
625 Whispering Pines Dr.  
Gibsonia, PA 15044

Resident  
626 Whispering Pines Dr.  
Gibsonia, PA 15044

Resident  
625 Whispering Pines  
Gibsonia, PA 15044

Resident  
628 Whispering Pines Dr.  
Gibsonia, PA 15044

Resident  
629 Whispering Pines  
Gibsonia, PA 15044

Resident  
632 Whispering Pines Dr.  
Gibsonia, PA 15044

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633 Whispering Pines Dr.  
Gibsonia, PA 15044

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634 Whispering Pines Dr.  
Gibsonia, PA 15044

Resident  
635 Whispering Pines Dr.  
Gibsonia, PA 15044

Resident  
711 Crystal Spring Ct.  
Gibsonia, PA 15044

Glassco Development Company  
4201 Cohasset Ln  
Allison Park, PA 15101

Resident  
715 Crystal Springs Ct.  
Gibsonia, PA 15044

Resident  
717 Crystal Springs Ct.  
Gibsonia, PA 15044

Resident  
338 Saddlebrook Rd.  
Gibsonia, PA 15044

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350 Saddlebrook Rd.  
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Gibsonia, PA 15044

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409 Saddlebrook Rd.  
Gibsonia, PA 15044

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411 Saddlebrook Rd.  
Gibsonia, PA 15044

Resident  
702 Crystal Spring Ct.  
Gibsonia, PA 15044

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703 Crystal Spring Ct.  
Gibsonia, PA 15044

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704 Crystal Spring Ct.  
Gibsonia, PA 15044

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705 Crystal Spring Ct.  
Gibsonia, PA 15044

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707 Crystal Spring Ct.  
Gibsonia, PA 15044

Resident  
709 Crystal Spring Ct.  
Gibsonia, PA 15044

Resident  
713 Crystal Spring Ct.  
Gibsonia, PA 15044

Resident  
617 Whispering Pines Dr.  
Gibsonia, PA 15044

Resident  
618 Whispering Pines Dr.  
Gibsonia, PA 15044

Resident  
619 Whispering Pines Dr.  
Gibsonia, PA 15044

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620 Whispering Pines Dr.  
Gibsonia, PA 15044

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621 Whispering Pines Dr.  
Gibsonia, PA 15044

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622 Whispering Pines Dr.  
Gibsonia, PA 15044

Resident  
624 Whispering Pines Dr.  
Gibsonia, PA 15044

Resident  
627 Whispering Pines Dr.  
Gibsonia, PA 15044

Resident  
4286 Clendenning Rd.  
Gibsonia, PA 15044

Resident  
206 Hytyre Rd.  
Gibsonia, PA 15044

Resident  
212 Hytyre Rd.  
Gibsonia, PA 15044

Resident  
214 Hytyre Rd.  
Gibsonia, PA 15044

Resident  
205 Hytyre Rd.  
Gibsonia, PA 15044

Resident  
207 Hytyre Rd.  
Gibsonia, PA 15044

Resident  
218 Hytyre Rd.  
Gibsonia, PA 15044

Resident  
220 Hytyre Rd.  
Gibsonia, PA 15044

Resident  
213 Hytyre Rd.  
Gibsonia, PA 15044

Resident  
215 Hytyre Rd.  
Gibsonia, PA 15044



ADJOURNMENT/PUBLIC HEARING

I MOVE TO ADJOURN THE PUBLIC HEARING AT \_\_\_\_\_ P.M.

MOTION    SECOND    AYES    NAYES

MRS. JORDAN	_____	_____	_____	_____
MR. MAUDHUIT	_____	_____	_____	_____
MR. FORBES	_____	_____	_____	_____
MRS.HOLLIBAUGH	_____	_____	_____	_____
MR. KARPUI	_____	_____	_____	_____