

WEST DEER TOWNSHIP PLANNING COMMISSION
SEPTEMBER 22, 2016

Mark Schmidt called the Meeting to order with the following members in attendance: John Butala, Ted Gall and Tim Phelps

Absent Members: Kathy Rojik, Robert Bechtold, Adam Woods, and William Payne

Other Attendees: Scott Shoup, Shoup Engineering

Minutes from August 25, 2016 were submitted and stand approved.

BANKS PLAN OF LOTS

(Represented by Alan Banks, Applicant)

201 Spruce Lane (1668-R-261) Zoned: R4: Urban Residential District

Consolidating 1668-R-248 into 1668-R-261 then subdividing 1.99 acres to form Lot 1 (access from Pine Lane) for a single family residence. Mr. Shoup submitted his review letter, dated September 22, 2016, with general corrections to the wording on the plan. These comments mirrored the Allegheny County Economic Development review letter of September 19th that was emailed to both the applicant and their engineer, R.A. Smith National. At this time, Mr. Banks submitted a new drawing addressing Allegheny County's concerns.

First motion by Mr. Butala and second motion by Mr. Phelps to **RECOMMEND APPROVAL** of the Banks Plan of Lots consolidation and subdivision subject to addressing Shoup Engineering and Allegheny County's comments.

Voting was unanimous.

McINTYRE HEIGHTS- PRD (Tentative Approval)

(Represented by John Schleicher, Gibson-Thomas Engineering and Jeff Martin, Richland Holdings/Developer)

Located off McIntyre Road/Property zoned R-2: Semi-Suburban Residential District.

Property measures 38.7 acres. 19 townhouse buildings (76 units) and 11 duplex/carriage home buildings (22 units).

Shoup Engineering review letter of September 22, 2016 was submitted. Review letter stated twelve points that need to be addressed per the PRD provisions set forth in the Zoning Ordinance No. 394.

Mr. Schleicher talked to Mr. Payne and the Fire Chief of VFD #3 (Josh Wiegand) regarding adequate turn around for certain fire trucks and other large vehicles in the proposed cul-de-sacs. Mr. Payne has submitted a letter recommending that the cul-de-sacs be continually paved with no islands and should conform to Table D103.4 of the International Fire Code. Mr. Schleicher explained that the proposed cul-de-sacs are oversized (110-120 foot outside radius) and would fit into the specs of Table D103.4. Cul-de-sacs would be the same concept as used in Pine Township. Developer and Mr. Schleicher are open to any feedback regarding the cul-de-sac island or a solid pave surface. Mr. Schmidt stated that he is in favor of extremely large cul-de-sacs with islands and agrees that the proposed diameter is bigger than the requirement.

The original plan showed 12 units to front McIntyre Road with a shared driveway. The Township ordinance allows 8 units only to share a driveway. Therefore, a unit was turned and will face Heights Drive making 8 units facing McIntyre Road as per ordinance.

A modification/waiver will be submitted for a reduction in lot sizes and an increase in cul-de-sacs length. Proposing a minimum lot size of 2,000 sq.ft. vs. ordinance requirement of 21,780 sq.ft. and cul-de-sac length of 2,200 ft. vs. ordinance requirement of 1,500 ft.

Landscape will be similar to Hytyre Farms and Shoff Farms. The perimeter buffer will be enhanced in certain areas, especially where neighbors abut.

A big concern was visitor parking for the Planning Commission. Guest parking could be a problem in townhouse units. Ordinance states that 1 space shall be provided per 2 units (would be a total of 49 parking spaces for entire development). Each townhouse/duplex will have a 2-car garage and a driveway that will park 2 additional cars. The overflow of guests do not have a parking area. Mr. Schmidt suggested “no parking” signs to be posted to eliminate street parking due to the fact that there are many driveways. Mr. Schmidt was also concerned about the congestion in the beginning of the plan. Mr. Schleicher explained different scenarios to remedy the parking/congested situation: possibly turn a townhouse or eliminate a townhouse unit and create clubhouse with parking. Longer driveways were proposed by the Planning Commission in order to achieve additional parking spaces. This scenario would move the townhouses further back which was not desirable to Mr. Schleicher.

Mr. Martin (Developer) is contemplating the construction of a clubhouse and/or pool. He is in the process of getting feedback from other developments on use of these facilities. He feels that a clubhouse would provide a central gathering spot and could be used for visitor parking. Mr. Martin did question the rec fee amount per unit. Mr. Schmidt informed him that the Planning Commission does not set the fee and he would have to address the Board of Supervisors if he would be seeking a reduction in the amount

Summary of outstanding issues:

- Address Shoup Engineering review letter dated Sept. 22nd.
- Address parking concerns.
- Finalize rec amenities and location (i.e., clubhouse, pool).
- Need a solution so on-street parking is eliminated.
- Submit modification/waiver for lot size and cul-de-sac length (and any other item that will not meet the PRD standards in Ordinance No 394 to be included).
(Planning Commission stated that have flexibility on lot size.)

First motion by Mr. Butala and second motion by Mr. Gall to **TABLE** the McIntyre Heights PRD – Tentative Approval until all outstanding issues can be addressed. Voting was unanimous to Table.

McIntyre Heights PRD – Tentative Approval will be on the October 27, 2016 agenda