

PLANNING COMMISSION MEETING MINUTES
JULY 12, 2010

The regular monthly meeting of the Hampton Township Planning Commission was held Monday, July 12, 2010, at the Hampton Township Municipal Building, 3101 McCully Road, Allison Park, PA. Dr. Morse, Chairperson, called the meeting to order at 7:00 p.m. Present at roll call for the regular monthly meeting were Dr. Morse, Mr. Hess, Mr. Venture, Mr. Nugent and Mr. Bauman. Martin Orban, Land Use Administrator, was also present.

CHAIRPERSON ANNOUNCEMENTS

NONE

ADMINISTRATION

NONE

PLAN REVIEWS

10-12 PASQUALE PIZZERIA CONDITIONAL USE

The applicant is seeking approval to establish a pizzeria and retail/office space in the same building located at 4731 Route 8, in a Highway Commercial (HC) zoning district. Groups of two or more businesses on one site are a conditional use in a Highway Commercial zoning district and must be granted by Township Council.

Adam Law, Hampton Technical Associates along with Dennis Schlegel, Owner, were present on behalf of Pasquale Pizzeria.

Mr. Schlegel stated that they are looking to have a professional, such as a CPA, Attorney or Chiropractor and would also consider a Beauty Salon or Flower Shop to occupy the other half of their building located at 4731 Route 8, in order to keep the traffic to a minimum.

Mr. Law stated that they might potentially have outdoor seating over the summer months in the future.

There was a brief discussion regarding the landscaping and the buffer zone.

Mr. Orban, Land Use Administrator, stated that the existing pole sign is classified as "existing-non conforming" and therefore, can only house the same size sign.

Mr. Schlegel stated that the site impact is minimal; the overall structure of the building is staying the same.

Mr. Schlegel discussed his formal request for a waiver with regard to the buffer zone plantings due to the difficulty created by the fill on the Anderson property on the southern

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side of the building and also due to the fact that it is already heavily buffered with vegetation to the west.

The Planning Commission Board noted that the owner is responsible for obtaining a Highway Occupancy Permit, should one be required from Penn-Dot and requested that an note be placed on the plan.

MR. VENTURE MADE A MOTION TO RECOMMEND APPROVAL; 10-12 PASQUALE PIZZERIA CONDITIONAL USE CONTINGENT ON ADDRESSING THE FOLLOWING ITEMS: ADDRESS COMMENTS FROM GATEWAY ENGINEERS' LETTER OF JULY 8, 2010, VERIFY THAT THE TURNING RADIUS IS ADEQUATE FOR ACCESS TO THE REAR PARKING AREA AND DUMPSTER WITH THE PROPOSED PARKING ISLAND IN PLACE. MR. HESS SECONDED. VOTE WAS UNANIMOUS BY THE FIVE MEMBERS PRESENT. MOTION CARRIED. THE PLANNING COMMISSION ALSO RECOMMENDED THAT THE MODIFICATION TO BUFFERS A & D BE GRANTED.

OLD BUSINESS

MR. NUGENT MADE A MOTION TO APPROVE THE JUNE 21, 2010 PLANNING COMMISSION MINUTES. MR. HESS SECONDED. VOTE WAS UNANIMOUS BY THE FIVE MEMBERS PRESENT. MOTION CARRIED.

NEW BUSINESS

NONE

MR. BAUMAN MADE A MOTION TO ADJOURN THE MEETING. MR. HESS SECONDED. VOTE WAS UNANIMOUS BY THE FIVE MEMBERS PRESENT. MOTION CARRIED.

The meeting adjourned at 8:00 P.M.

Respectfully submitted,

Pauline A. Williams
Recording Secretary

Dr. Morse
Chairperson