

PLANNING COMMISSION MEETING MINUTES
JUNE 21, 2010

The regular monthly meeting of the Hampton Township Planning Commission was held Monday, June 21, 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 and Mr. Nugent. Mr. Bauman was absent. Martin Orban, Land Use Administrator, was also present.

CHAIRPERSON ANNOUNCEMENTS

None

ADMINISTRATION

None

PLAN REVIEWS

10-06 A thru F CLEARWIRE @ TURNPIKE COMMISSION CONDITIONAL USE

The applicant is proposing to co-locate three panel antennas and three small microwave dishes on the existing monopole located at the Turnpike Commission's Gibsonia Maintenance Facility of Haberlein Road.

Tucker Lahr, representing Clearwire US, was present.

There was a brief discussion regarding setbacks and the original approval for the tower.

MR. NUGENT MADE A MOTION TO APPROVE UPON SUBMISSION OF A REVISED STRUCTURAL ANALYSIS REPORT THAT ENCOMPASSES ANY CURRENT STANDARDS AND/OR CODES THAT MAY HAVE CHANGED SINCE THE 2007 REPORT. NO BUILDING PERMIT WILL BE ISSUED UNTIL SUCH TIME AS SAID REPORT IS SUBMITTED AND REVIEWED BY THE TOWNSHIP ENGINEER ; 10-06 A thru F CLEARWIRE @ TURNPIKE COMMISSION CONDITIONAL USE. MR. HESS SECONDED. VOTE WAS UNANIMOUS BY THE FOUR MEMBERS PRESENT. MOTION CARRIED.

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10-07 A thru F CLEARWIRE @ HIGHPOINT ROAD CONDITIONAL USE

The applicant is proposing to co-locate three panel antennas and three small microwave dishes on the existing monopole located on Highpoint Drive off Wildwood Road. The antenna co-locations proposed by a former communications entity were previously approved in June of 2007 but the work was not initiated within the required 24 months.

Tucker Lahr, representing Clearwire US, was present.

There was a brief discussion regarding setbacks and the original approval for the tower.

MR. NUGENT MADE A MOTION TO APPROVE UPON SUBMISSION OF A REVISED STRUCTURAL ANALYSIS REPORT THAT ENCOMPASSES ANY CURRENT STANDARDS AND/OR CODES THAT MAY HAVE CHANGED SINCE THE 2007 REPORT. NO BUILDING PERMIT WILL BE ISSUED UNTIL SUCH TIME AS SAID REPORT IS SUBMITTED AND REVIEWED BY THE TOWNSHIP ENGINEER ; 10-07 A thru F CLEARWIRE @ HIGHPOINT ROAD CONDITIONAL USE. MR. HESS SECONDED. VOTE WAS UNANIMOUS BY THE FOUR MEMBERS PRESENT. MOTION CARRIED.

10-09 STEEL CITY BOUNCE CONDITIONAL USE

The applicant is seeking approval to locate a commercial recreation facility in two of the Miller commercial condominium units located on Mt. Royal Boulevard. The proposed "Jump Zone" business will include a child oriented private party center with dining area. Commercial recreation is a conditional use in a light industrial (LI) zoning district and must be approved by Township Council.

Denise Dyni, Jennifer Wallace and John Wallace representing Steel City Bounce and John Miller, Hampton Industrial Park and Mark Schmidt, Hampton Technical Associates, were present.

The applicants described their business as an arena-type set-up using carnival-type inflatables with potentially four party rooms for groups of 15-25 children for birthday parties

There was also a lengthy discussion regarding adequate parking for the complex and possible requirements for future development on the site due to MPC requirements regarding long term projects that have not been substantially completed.

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MR. VENTURE MADE A MOTION TO APPROVE 10-09 STEEL CITY BOUNCE CONDITIONAL USE CONTINGENT ON THE FOLLOWING CONDITIONS: 1) ADDRESS COMMENTS MADE BY THE TOWNSHIP BUILDING INSPECTOR REGARDING A SPRINKLER SYSTEM; 2) ADDRESS OUTSTANDING DEFICIENCIES NOTED IN THE MEMO OF 5-26-10 FROM THE DIRECTOR OF ENVIRONMENTAL SERVICES; 3) ANY FUTURE USES BE SUBJECT TO PARKING CALCULATIONS; 4) ANY FUTURE DEVELOPMENT ON SITE COMPLY WITH CURRENT STORM WATER MANAGEMENT, SUBJECT TO THE SOLICITOR'S INTERPRETATION OF PREVIOUS DEVELOPMENT APPLICATION; 5) ADDRESS ISSUES FROM PVE SHEFFLER'S LETTER OF 6-21-10. MR. NUGENT SECONDED. VOTE WAS UNANIMOUS BY THE FOUR MEMBERS PRESENT. MOTION CARRIED.

OLD BUSINESS

MR. VENTURE MADE A MOTION TO APPROVE THE MAY 10, 2010 PLANNING COMMISSION MINUTES. MR. NUGENT SECONDED. VOTE WAS UNANIMOUS BY THE FOUR MEMBERS PRESENT. MOTION CARRIED.

NEW BUSINESS

None

MR. VENTURE MADE A MOTION TO ADJOURN THE MEETING. MR. NUGENT SECONDED. VOTE WAS UNANIMOUS BY THE FOUR MEMBERS PRESENT. MOTION CARRIED.

The meeting adjourned at 8:15 P.M.

Respectfully submitted,

Pauline A. Williams
Recording Secretary

Dr. Morse
Chairperson