

**PLANNING COMMISSION MEETING MINUTES**  
**MARCH 8, 2010**

The regular monthly meeting of the Hampton Township Planning Commission was held Monday, March 8, 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. Bauman and Mr. Nugent. Martin Orban, Land Use Administrator, was also present.

**CHAIRPERSON ANNOUNCEMENTS**

NONE

**ADMINISTRATION**

NONE

**PLAN REVIEWS**

**10-01 TOWER TRAIL SIMPLE SUBDIVISION**

The applicant is proposing to subdivide a .532-acre parcel with house from a 3.49 parcel located at 3134 Wildwood Road Extension in a Residential B (RB) zoning district.

Martin Orban, Land Use Administrator stated that the applicant's attorney has resolved the claim on the property and in addition, the water authority is agreeable to a note being put on the plans indicating that the garage building that is in the easement would be taken down if deemed necessary by the HTWA.

**MR. VENTURE MADE A MOTION TO RECOMMEND APPROVAL; 10-01 TOWER TRAIL SIMPLE SUBDIVISION, CONTINGENT ON THE FOLLOWING: REVISE THE WORDING ON THE EXISTING PLAN REGARDING THE GARAGE TO THE TOWNSHIP SOLICITER'S SATISFACTION AND FINALIZE WITH YOUR ATTORNEY'S INPUT AS TO WHETHER THE "GAP CLAIM" PROPERTY IS TO BE CONSOLIDATED WITH THE TWO LOTS OR BE LEFT TO STAND ALONE. MR. NUGENT SECONDED. VOTE WAS UNANIMOUS BY THE FIVE MEMBERS PRESENT. MOTION CARRIED.**

**10-03 BARES/WATENPOOL SIMPLE SUBDIVISION-LOT CONSOLIDATION**

The applicants are seeking approval to subdivide and consolidate portions of three existing lots into two new lots off of Hardt Road in a RA zoning district. The proposed changes will decrease the non-conformity of an existing structure and also allow for a proposed driveway to be located away from existing steep slopes.

Mrs. Lee Bares and Ms. Dorothy Watenpool were present. Mrs. Bares stated that they have addressed all the concerns raised in the review letters.

**PLANNING COMMISSION MEETING MINUTES**  
**MARCH 8, 2010**

Jim Degnan, Hampton Township Environmental Services, made it known to the applicants in his review letter that a pumped sewer system would need to be installed because they are building below grade.

Mrs. Bares acknowledged the fact that a pumped sewer system would need to be installed.

Jim Cannon, Building Inspector/Fire Marshal, mentioned in his review letter that the driveway would need to be able to accommodate a fire apparatus.

Mrs. Bares stated they are aware that the driveway must be able to accommodate a fire apparatus.

All of Gateway's issues have been resolved.

The Planning Commission feels that there are no zoning issues, therefore made the following motion.

**MR. BAUMAN MADE A MOTION TO RECOMMEND APPROVAL; 10-03 BARES/WATENPOOL SIMPLE SUBDIVISION - LOT CONSOLIDATION. MR. HESS SECONDED. VOTE WAS UNANIMOUS BY THE FIVE MEMBERS PRESENT. MOTION CARRIED.**

**10-04 SADDLEBROOK LOT CONSOLIDATION**

The applicant is proposing to combine two existing non-conforming lots located at 3266 Maine Drive in a Residential A (RA) zoning district, which include existing non-conforming structures.

Dave Nicklas, Saddlebrook Holdings was present.

Mr. Nicklas stated that he has owned the property for a couple years and wishes to consolidate the two lots and acknowledges that the property will still remain non-conforming once consolidated.

Mr. Nicklas stated that he intends to add onto the existing single-family dwelling and also stated that the shed on the property will be demolished as it is on the property line and poses an eyesore.

There was a discussion regarding the right-of-way and the past history of the property.

**MR. NUGENT MADE A MOTION TO RECOMMEND APPROVAL; 10-04 SADDLEBROOK LOT CONSOLIDATION, CONTINGENT UPON DEDICATION OF FIVE FEET OF RIGHT-OF-WAY ALONG THE SOUTHERN BORDER OF MAINE DRIVE. MR. VENTURE SECONDED. VOTE WAS UNANIMOUS BY THE FIVE MEMBERS PRESENT. MOTION CARRIED.**

**PLANNING COMMISSION MEETING MINUTES**  
**MARCH 8, 2010**

**OLD BUSINESS**

There was a lengthy discussion regarding the proposed zoning ordinance amendments regarding oil and gas drilling.

**MR. HESS MADE A MOTION TO APPROVE THE FEBRUARY 8, 2010 PLANNING COMMISSION MINUTES. MR. VENTURE SECONDED. VOTE WAS UNANIMOUS BY THE FIVE MEMBERS PRESENT. MOTION CARRIED.**

**NEW BUSINESS**

NONE

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

The meeting adjourned at 8:10 P.M.

Respectfully submitted,

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Pauline A. Williams  
Recording Secretary

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Dr. Morse  
Chairperson