

PLANNING COMMISSION MEETING MINUTES
MAY 10, 2010

The regular monthly meeting of the Hampton Township Planning Commission was held Monday, May 10, 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. Joanne Gaus, Land Use Assistant, was also present.

CHAIRPERSON ANNOUNCEMENTS

NONE

ADMINISTRATION

NONE

PLAN REVIEWS

10-05 MAINE LAND DEVELOPMENT SIMPLE SUBDIVISION/LOT CONSOLIDATION

The applicant is proposing to subdivide an approximately 9.6 acre parcel, located at 3290 Maine Drive, in a Residential A (RA) zoning district, into two lots and to also deed portions of the lot to an adjoining property owner and to the Township as future road right-of-way.

Based on Judge James July 6, 2004 Court Order the portion of Maine Drive where the parcel is located has been deemed to be a private road.

Mr. Dave Nicklas, property owner, was present.

Mr. Schmidt previously made a request for a waiver from the 10-acre rule from section 803.A(1) of the subdivision and land development ordinance, requiring a 10-acre maximum for a subdivision of a parcel under that section of the ordinance.

Mr. Nicklas stated that he has put together an additional modification request related to the road and he has also addressed all the concerns raised by Gateway.

There was a brief discussion regarding the right-of-way and the 10-acre requirement.

MR. HESS MADE A MOTION TO APPROVE; 10-05 MAINE LAND DEVELOPMENT SIMPLE SUBDIVISION/LOT CONSOLIDATION UPON APPROVAL OF THE PROPOSED MODIFICATION. MR. VENTURE SECONDED. VOTE WAS UNANIMOUS BY THE FOUR MEMBERS PRESENT. MOTION CARRIED.

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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 off Haberlein Road.

There was a brief discussion regarding the foundation that will be supporting the additional antenna(s) and the lack of a site plan.

MR. NUGENT MADE A MOTION TO TABLE; 10-06 A thru F CLEARWIRE @ TURNPIKE COMMISSION CONDITIONAL USE DUE TO LACK OF SUBMISSION OF A SITE PLAN AND THE RESOLUTION OF THE COMMENTS MADE IN THE 4/28/10 GATEWAY LETTER. MR. VENTURE SECONDED. VOTE WAS UNANIMOUS BY THE FOUR MEMBERS PRESENT. MOTION CARRIED.

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.

There was a brief discussion regarding the foundation that will be supporting the additional antenna(s) and the lack of a site plan.

MR. NUGENT MADE A MOTION TO TABLE; 10-07 A thru F CLEARWIRE @ HIGHPOINT ROAD CONDITIONAL USE DUE TO LACK OF SUBMISSION OF A SITE PLAN AND THE RESOLUTION OF THE COMMENTS MADE IN THE 4/28/10 GATEWAY LETTER. MR. HESS SECONDED. VOTE WAS UNANIMOUS BY THE FOUR MEMBERS PRESENT. MOTION CARRIED.

OLD BUSINESS

There was a continued discussion regarding the proposed zoning ordinance amendments.

MR. HESS MADE A MOTION TO APPROVE THE APRIL 12, 2010 PLANNING COMMISSION MINUTES. MR. NUGENT SECONDED. VOTE WAS UNANIMOUS BY THE FOUR MEMBERS PRESENT. MOTION CARRIED.

NEW BUSINESS

NONE

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**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 7:45 P.M.

Respectfully submitted,

Pauline A. Williams
Recording Secretary

Dr. Morse
Chairperson