

PLANNING COMMISSION MEETING MINUTES
MARCH 11, 2019

The regular monthly meeting of the Hampton Township Planning Commission was held on Monday, March 11, 2019 at the Hampton Township Municipal Building, 3101 McCully Road, Allison Park, PA. The meeting was called to order by Mr. Hess at 7:30 pm. Present at roll call were Mr. Hess, Mr. Nugent, and Mr. Venture. Mr. Bauman and Mr. Deems were absent. Colleen Perrucci, Permit Clerk, was also present.

CHAIRPERSON ANNOUNCEMENTS

None

ADMINISTRATION

None

PLAN REVIEWS

19-01 Miller Simple Subdivision

Steven Victor, with Victor Wetzel Associates, was in attendance representing this application along with property owner Richard Miller and Mr. Miller's nephew Will. Mr. Victor presented a summary of the subdivision including the amount of frontage, the metes and bounds, the topography on site, and the utilities that are in place. Mr. Hess asked about a comment from the Hampton Shaler Water Authority review letter regarding the existing water service and curb box location. Mr. Miller explained that sod had grown over it, so he had the Water Authority perform a site visit and locate the curb box. He noted that it was shown on a newer version of the survey in the packet. Mr. Venture stated that a private utility easement could be created in the future if the property is ever transferred.

MR. NUGENT MADE A MOTION TO RECOMMEND APPROVAL OF THE MILLER SIMPLE SUBDIVISION (19-01). MS. VENTURE SECONDED. VOTE WAS UNANIMOUS BY THE THREE (3) MEMBERS PRESENT. MOTION CARRIED.

OLD BUSINESS

MR. NUGENT MADE A MOTION TO TABLE THE APPROVAL OF THE MINUTES FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 11, 2019. MR. VENTURE SECONDED. VOTE WAS UNANIMOUS BY THE THREE (3) MEMBERS PRESENT. MOTION CARRIED.

NEW BUSINESS

PLANNING COMMISSION MEETING MINUTES
MARCH 11, 2019

None.

OPEN DISCUSSION

Several unidentified residents were in attendance and discussed amongst themselves if they had anything they wanted to discuss. An unidentified resident requested an interpretation of the ZHB's decision on the variance request for the Windmont Farms development. The resident reviewed the decision and stated that she did not understand the second part of the tree variance. She stated that the developer did not want to plant 223 trees and asked if the developers are excused from planting about 40 trees. Mr. Nugent replied that whatever was applied for was granted without any dissenting opinion. Mr. Nugent provided a copy of the ZHB decision to the unidentified resident. The resident stated her impression that the ZHB only applied the variance to the road but stated that the rest of the hardship was created by the developer, so it didn't sound like they were granted the full variance. Several remarks were exchanged between the resident and the members the PC regarding this question. Mr. Nugent replied that his opinion, based on what he saw, is that both variances were granted. Mr. Hess and Mr. Venture explained the purpose of requesting a variance and the legal differences between the ZHB and the PC. Mr. Venture described the distinction between a modification and a variance and advised the resident to contact the Township solicitor for an interpretation of the variance decision.

The unidentified resident also asked if the Tuscan Inn is located in a floodplain. Several remarks were exchanged between Mr. Nugent and Mr. Venture regarding this question. Mr. Nugent advised her that the solicitor would likely be at the public meeting on Wednesday and should be able to answer that question.

The unidentified resident asked for clarification regarding the location of the Miller Simple Subdivision, which was provided by Mr. Nugent and Mr. Venture. She also requested additional details regarding the locations of the entrances for both lots. Mr. Hess noted that this application related to undeveloped land and, as such, there is no official entrance for the second lot, just the space for it to be added later.

MR. VENTURE MADE A MOTION TO ADJOURN THE MEETING. MR. NUGENT SECONDED. VOTE WAS UNANIMOUS BY THE THREE (3) MEMBERS PRESENT. MOTION CARRIED.

The meeting adjourned at 7:47 P.M.

PLANNING COMMISSION MEETING MINUTES
MARCH 11, 2019

Respectfully submitted,



Amanda Gold- Lukas
Recording Secretary



Dean Hess
Chairperson